

Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: OCTOBER 7, 2020

SUBJECT: Z20-07 & DR20-121 MERCY CENTER

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow commercial and business park development of vacant property across from the Mercy Gilbert Medical Center.

REQUEST

- A. **Z20-07 MERCY CENTER PAD AMENDMENT:** Request to amend Ordinance No. 2757 to amend the development plan within the Mercy Val Vista Center Planned Area Development (PAD) overlay zoning district for approx. 11.35 acres of Multi-Family/Medium (MF/M) zoning district generally located at the southeast corner of Val Vista Dr. and Mercy Rd. The effect of amending the development plan is to change the design of the site including the location of all proposed buildings, parking and landscape areas.
- B. **DR20-121 MERCY CENTER:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 11.35 acres, generally located at the southeast corner of Val Vista Dr. and Mercy Rd, and zoned General Commercial (GC) and Business Park (BP) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

- A. Request for input only. No motion required.
- B. Request for input only. No motion required.

APPLICANT

Company: Vertical Design Studios

Name: Lori Knudson

Address: 4650 E. Cotton Ctr. Blvd. Ste. 100
Phoenix, AZ 85040

Phone: 602-393-9367

Email: lorik@verticaldesignstudios.com

OWNER

Name: VV Mercy, LLC.

Address: 7500 E. McDonald DR, Ste. 100A
Scottsdale, AZ 85250

480-947-8800 Ext. 119

scott@dpcrc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>August 29, 2006</i>	Town Council approved Z06-55, adopting Ordinance No. 1813, creating the Val Vista & Germann PAD.
<i>April 7, 2020</i>	Town Council approved GP19-04, adopting Resolution No. 4131 amending the General Plan land use classification on the 11.35-acre subject site from General Office (GO) to approx. 5.08 acres of General Commercial (CG) and 6.26 acres of Business Park (BP) land use classifications.
<i>April 7, 2020</i>	Town Council approved Z19-13, adopting Ordinance No. 2757, rezoning the 11.35-acre subject site from General Office (GO) to approx. 5.08 acres of General Commercial (CG) and 6.26 acres of Business Park zoning districts with a Planned Area Development (PAD) overlay.

Overview

The applicant is requesting to amend Ordinance No 2757 to amend the Mercy Val Vista Center PAD to change the configuration, size and location of all proposed buildings, parking and internal landscape areas and a Design Review approval on an approx. 11.35-acre site generally located at the southeast corner of Val Vista Dr. and Mercy Rd. The original zoning of General Commercial (GC) and Business Park (BP) with a Planned Area Development (PAD) overlay to construct a commercial, retail, medical office and hotel development was previously approved by Town Council on April 7, 2020.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Mercy Rd. then Mercy Gilbert Medical Center

South	General Commercial (GC) & Business Park (BP)	General Commercial (GC) & Business Park (BP)	Vacant land
East	General Office (GO)	General Office (GO)	Ironwood Cancer Center & Mercy Medical Commons II
West	Regional Commercial (RC)	Regional Commercial (RC)	Val Vista Dr. then Dutch Bros., Rinse n Ride Car Wash, Future Culvers
Site	General Office (GO)	General Office (GO)	Vacant land

Project Data Table

Site Development Regulations	Required per LDC GC	Required per LDC BP	Approved per Ordinance No. 2757 GC/PAD and BP/PAD
Maximum Building Height (ft.)/Stories	45'	35'/2	45'
Vertical Development Overlay District Maximum Building Height (ft.)/Stories	N/A	90'/6	90'/6 in BP
Minimum Building Setbacks (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	20' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	15' (Eastern Boundary)
Separation Between Buildings (ft.)			
Single Story	15'	15'	15'
Multiple Story	20'	20'	20'
Minimum Required Perimeter Landscape Area (ft.)			
Front (Arterial)	25'	25'	25' (Val Vista Dr.)
Side (Street)	20'	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	15'	0' (Southern Boundary)
Rear (Nonresidential/Office)	20'	15'	10' (Eastern Boundary)
Landscaping (% of net site area)	15%	15%	25.7%
Minimum Building & Landscape Setbacks from interior lot lines	See above	See above	0'

DISCUSSION

Staff is currently processing the 1st review of both applications and is supportive of the overall development and is requesting a Study Session to receive Planning Commission/DRB input concerning the elevations and the revised design of the site.

PAD Amendment Request

The Mercy Center development received approval of General Commercial (GC) and Business Park (BP) zoning with a Planned Area Development (PAD) overlay by the Town Council per Ordinance No. 2757 on April 7, 2020 to develop nine (9) total buildings on five (5) lots including 99,330 sf of commercial, retail, restaurant, medical offices and hotel space. The existing zoning on the site is General Commercial (GC) on the west half and Business Park on the east half with a Planned Area Development overlay. The approved deviations included a reduction of the building and landscape setbacks along the northern property boundary from 20' to 0'; a reduction of the landscape setback along the eastern boundary from 20' to 10'; a reduction of the landscape setback along the southern boundary from 20' to 0'; and a reduction of all building and landscape setbacks interior to the site to 0'.

The property has recently been purchased by Diversified Partners who desire to reconfigure the entire development and construct it in two phases. **Phase One includes:** Shops A, a 2-story 25,120 sf building with a drive-thru and Shops B, which is a 2-story, 22,515 sf building with a drive-thru. Both Shops A and B will include Business Services, Restaurant – Full Service, Restaurant – Limited Service and Offices – General and Retail associated on and off-site development with parking and pedestrian circulation. **Phase Two includes:** Medical Office A, a 5-story 78,750 sf building; Medical Office B a 5-story 78,750 sf building, six level parking structure; shaded office amenity area; and associated surface parking and pedestrian circulation. Medical Offices A and B will include medical offices and clinics.

Due to the change in the size and location of all proposed buildings, parking and internal landscape areas staff has determined that the new development plan is not in substantial conformance with the development plan approved under Ordinance No. 2757 and a PAD amendment is required. It is important to note that this request does not seek to amend any of the previously approved development standards. Furthermore, staff is in support of the proposed changes shown on the revised development plan.

Site Plan

The site will be developed in two phases and contain a total of five buildings and 205,135 sf of building space. The site which was previously proposed to be subdivided into five lots will now be consolidated into a single lot. The Shops A and B buildings will contain a unique drive thru lane that runs through the middle of the first story for each building and are located primarily along Val Vista Dr., with the future Medical Offices A and B and the parking structure on the east half of the site. The site will have four access points with two off Val Vista Dr. and two off Mercy Rd. The eastern most access drive off Mercy Rd. is a shared access with the adjacent development to the east and has already been constructed. Also note that the private drive aisle along the southern boundary of the site is required per the original PAD Zoning (Val Vista & Germann PAD) per Ordinance No. 1813 and a Circulation Plan for Improvement District 20 (ID 20 Plan) for the area that requires cross access all the way to Rome St.

All parking and drive aisles will be surfaced with asphalt and meet Town of Gilbert specifications. Pedestrian access will be via Val Vista Dr and Mercy Rd. and circulate around

all proposed buildings and along the eastern site boundary to provide access to the site from the adjacent Ironwood Cancer Center and the Mercy Medical Commons II development. Parking for the two shops buildings includes 124 spaces for the Shops A Building and 112 spaces for the Shops B Building. Bicycle parking will be provided near the front of each main entrance for both buildings. One concern expressed to the applicant prior to first review is the internal parking lot north/south drive aisle next to phase two that connects Mercy Dr. to the private drive along the southern boundary. Staff is concerned with the curved approach from each entrance and parking stalls backing out into a potentially busy drive aisle. Staff is recommending this drive aisle be redesigned as a straight drive with no parking backing onto it. Staff is also requesting that the applicant provide conceptual site layout for the eastern half of the site to allow for master planning of the overall site.

Site fencing includes 3' high parking lot screen walls along Val Vista Dr. and Mercy Rd. No site fencing will be constructed along the eastern boundary of the site adjacent to the Ironwood Cancer Center and the Mercy Medical Commons II development currently under construction as a sidewalk for pedestrian circulation and access is proposed along the entire boundary.

Landscape:

The landscape plan proposes a varied plant palette of trees and shrubs. The types of trees include: Red Push Pistache, Evergreen Elm, Mulga, Desert Willow, Swan Hill Olive, Thornless Cascalote and Desert Museum Palo Verde. Some of the shrub and access plant types include: Bougainvillea, Valentine, Green Cloud Sage, Thunder Cloud, Baja Ruellia, Orange Jubilee, Yellow Bells, Agave, Desert Spoon, Regal Mist, New Gold Lantana, White Lantana, Purple Lantana and Yellow Dot. All landscape materials will be evenly distributed along Val Vista Road, Mercy Rd., perimeter boundaries of the site, within the parking areas and around the foundations of all buildings.

It is important to note that there is a 20' wide RWCD easement adjacent to the northern boundary of the site that will be comprised of only decomposed granite with no landscape materials permitted.

Grading and Drainage:

Runoff, as required by the Town shall be routed to underground and above ground storage locations throughout the development. Town Engineering Staff is in the process of analyzing all proposed site grading and drainage.

Elevations, Floor Plan, Colors and Materials:

The only buildings proposed at this time are in the phase one area along Val Vista Dr. and consist of two separate 2 story buildings (Shops A and B) with a contemporary architectural theme. Proposed building parapet elevations are 33'-6" and 35'-0" with an area around elevator shafts raised to 36'-6". Proposed exterior materials for both Shops A and B are complimentary to adjacent existing developments and include integral color masonry, stone tile, composite wood cladding, anodized aluminum storefront and painted stucco with painted steel awnings, decorative steel accents and guardrails. Light fixtures mounted under awnings, under building cantilevers and on exterior walls will provide lighting at both

buildings. The most unique feature about these elevations, not found anywhere else in the Town, is the drive thru lane that goes through the middle of each building with the second story right above the drive thru lane.

Lighting:

Lighting consists of parking lot light poles and attached building wall mounted sconces. All site lighting will be required to comply with Town codes.

Signage:

Monument signs at the two Mercy Rd. entrances and the southernmost entrance off Val Vista Dr. have been shown on the site plan; Other signage is not included in this approval. A Comprehensive Sign Plan will be required for review prior to sign permitting.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Elevations and articulation
2. Revised site design and traffic circulation

Respectfully submitted,



Keith Newman,
Planner II

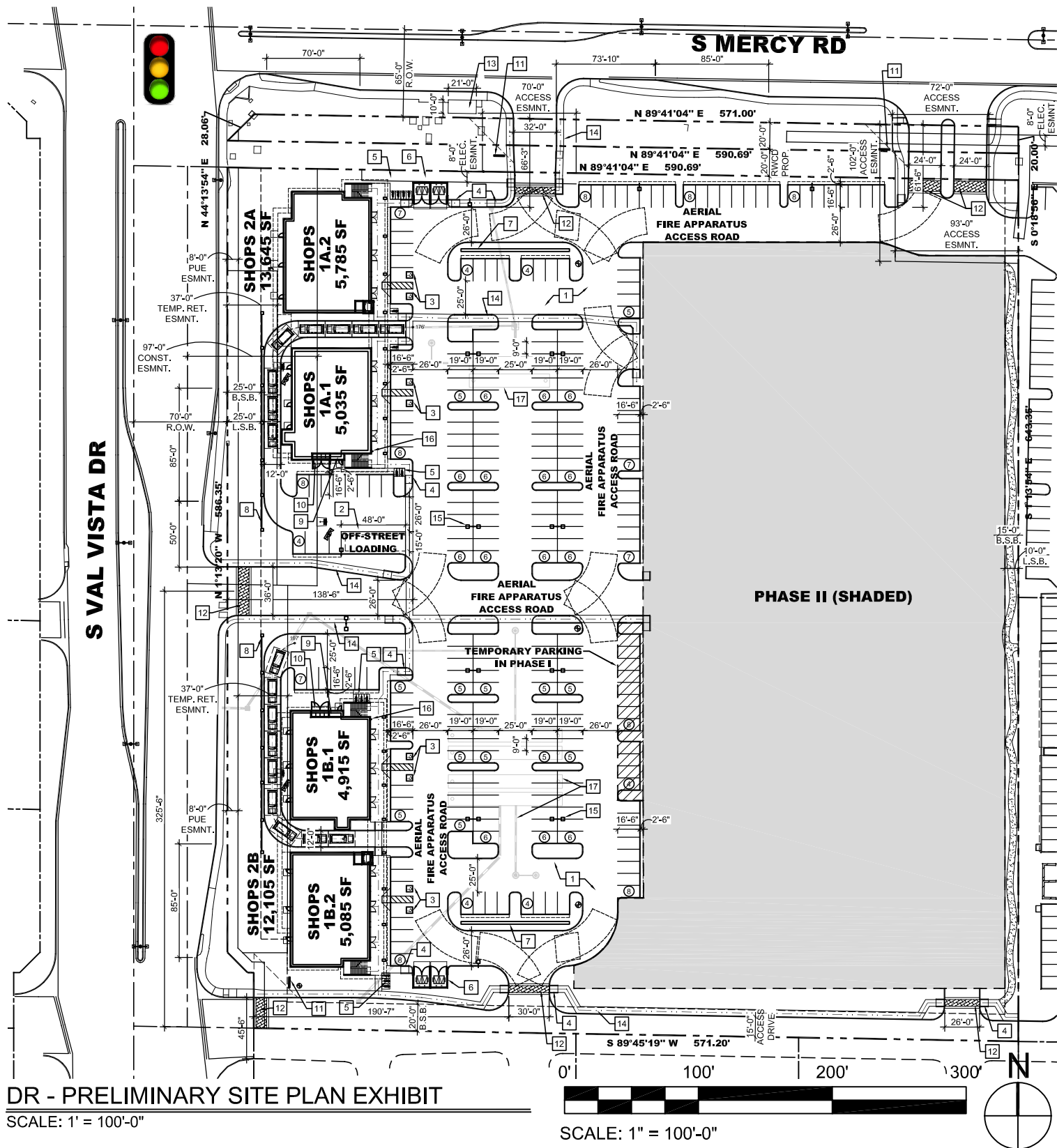
Attachments and Enclosures:

- 1) Aerial Photo
- 2) Site Plan
- 3) Landscape
- 4) Grading and Drainage
- 5) Elevations
- 6) Colors and Materials
- 7) Floor Plans
- 8) Applicants Narrative

Mercy Medical Center - Project Aerial Map - No Scale



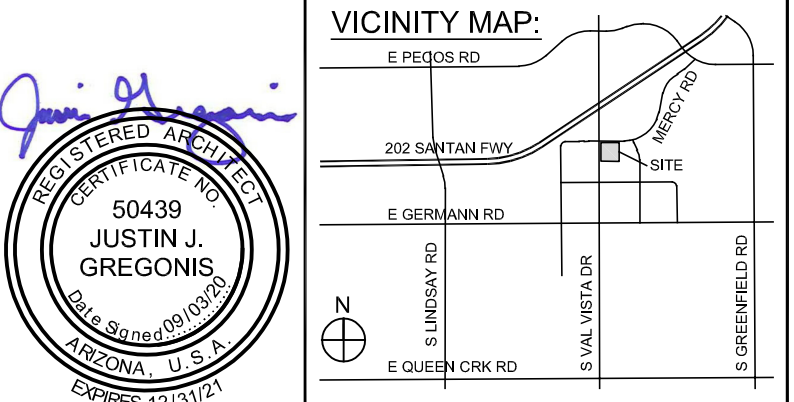
APN Parcel No: 304-53-124A, 304-53-137C, 304-53-138C, 304-53-220B, 304-53-365



SITE DATA:	
APN:	304-53-124A, 304-53-137A, 304-53-138A, 304-53-220, 304-53-365
EXISTING ZONING:	GC - GENERAL COMMERCIAL (39%) BP - BUSINESS PARK (61%)
PROPOSED ZONING:	GC - GENERAL COMMERCIAL (39%) BP - BUSINESS PARK (61%)
EXIST. GENERAL PLAN CLASSIFICATION:	GC - GENERAL COMMERCIAL BP - BUSINESS PARK
PROP. GENERAL PLAN CLASSIFICATION:	GC - GENERAL COMMERCIAL BP - BUSINESS PARK
SITE AREA - TOTAL (NET):	390,733 SF (8.97 AC)
SITE AREA - TOTAL (GROSS):	494,406 SF (11.35 AC)
SITE AREA - PHASE I (NET):	236,201 SF (5.42 AC)
SITE AREA - PHASE I (GROSS):	339,874 SF (7.80 AC)
LANDSCAPE AREA - PHASE I (NET):	67,309 SF (28.5%)
LANDSCAPE AREA - PHASE I (GROSS):	77,858 SF (23.0%)
BUILDING DATA:	
BUILDING AREA - PHASE I (FOOTPRINT - ALL BLDGS):	20,820 SF
BUILDING AREA - PHASE I (ALL FLOORS - ALL BLDGS):	46,570 SF
BUILDING LOT COVERAGE - PHASE I:	8.8%
PARKING DATA:	
SHOPS A: RESTAURANT 4,450 SF @ 1/100 = 44.5	45 SPACES
PATIO 800 SF @ 1/400 = 2	2 SPACES
OFFICE/BUS. SERV. 19,215 SF @ 1/250 = 76.86	77 SPACES
TOTAL REQUIRED	124 SPACES
SHOPS B: RESTAURANT 4,055 SF @ 1/100 = 40.55	41 SPACES
PATIO 1,200 SF @ 1/400 = 3	3 SPACES
OFFICE/BUS. SERV. 16,850 SF @ 1/250 = 67.40	68 SPACES
TOTAL REQUIRED	112 SPACES
REQUIRED PARKING TOTAL:	236 SPACES
PROVIDED PARKING TOTAL:	265 SPACES
REQUIRED BICYCLE PARKING TOTAL:	24 SPACES
PROVIDED BICYCLE PARKING TOTAL:	28 SPACES
REQUIRED OFF-STREET LOADING:	1 SPACE
PROVIDED OFF-STREET LOADING:	1 SPACE

- SITE KEY NOTES: #
- ASPHALT PAVING, TYP.
 - OFF-STREET LOADING SPACE - 48' x 12'
 - ACCESSIBLE PARKING STALL - 19' x 11' WITH 5' ACCESS AISLE AND FLARE SIDE CURB RAMP - SEE DETAIL 6
 - CURB RAMP, TYP. - SEE DETAIL 12
 - BICYCLE RACK - SEE DETAIL 8
 - DOUBLE TRASH ENCLOSURE - SEE DETAIL 1
 - SCREEN WALL - 4'-0" H - SEE DETAIL 15
 - SCREEN WALL - 6'-8" H - SEE DETAIL 14
 - FIRE RISER ROOM
 - SERVICE ENTRANCE SECTION - RECESSED INTO BUILDING
 - PROPOSED MONUMENT SIGN W/ ADJACENT 33' x 33' SITE VISIBILITY TRIANGLE
 - DECORATIVE PAVING - SEE DETAIL 10
 - RELOCATED BUS STOP
 - SIDEWALK, TYP. - 5' W
 - 25' POLE LIGHT FIXTURE, TYP.
 - FDC
 - STORM DRAIN WITH UNDERGROUND RETENTION TANKS

APPROVED DEVELOPMENT STANDARDS FOR EXISTING GC/PAD AND BP/PAD:	
MAX. BUILDING HEIGHT:	45'
VERTICAL DEVELOPMENT OVERLAY DISTRICT	
MAX. BUILDING HEIGHT (FT./STORIES):	90' / 6 STORIES IN BP
MIN. BUILDING SETBACKS	
FRONT (ARTERIAL):	25' (VAL VISTA DR.)
SIDE (STREET):	0' (MERCY RD.)
SIDE (NONRESIDENTIAL):	20' (SOUTHERN BOUNDARY)
REAR (NONRESIDENTIAL/OFFICE):	15' (EASTERN BOUNDARY)
SEPARATION BETWEEN BUILDINGS	
SINGLE STORY:	15'
MULTIPLE STORY:	20'
MIN. REQUIRED PERIMETER LADSCAPE AREA	
FRONT (ARTERIAL):	25' (VAL VISTA DR.)
SIDE (STREET):	0' (MERCY RD.)
SIDE (NONRESIDENTIAL/COMMERCIAL):	0' (SOUTHERN BOUNDARY)
REAR (NONRESIDENTIAL/OFFICE):	10' (EASTERN BOUNDARY)
LANDSCAPING (% OF NET SITE AREA):	25.7%
MIN. BUILDING AND LANDSCAPE SETBACKS FROM INTEIOR LOT LINES: *BUILDING SETBACKS AND LANDSCAPE AREAS (INTERNAL TO AN APPROVED MASTER SITE PLAN, COMMERCIAL SUBDIVISION OR DEVELOPMENT PLAN) MAY BE REDUCED OR ELIMINATED, PROVIDED THE PROJECT MEETS THE TOWN OF GILBERT COMMERCIAL AND INDUSTIRAL/EMPLOYMENT DESIGN GUIDESLINES AND PEDESTRIAN PATHS, VEHICULAR CONNECTIVITY, AND SHARED PARKING ARE CLEARLY DEPICTED AND DULY RECORDED.	
*Note: Per Article 3.5 of the LDC additional building height is permitted for projects located within Vertical Overlay District #5.	
SITE LEGEND:	
ACCESSIBLE PATH TO PUBLIC WAY	---
AERIAL FIRE TRUCK TURN RADII	
35' INSIDE RADIUS	
45' OUTSIDE RADIUS	



MERCY VAL VISTA CENTER

project consultants

architecture:	landscape architecture:
VERTICAL DESIGN STUDIOS 4650 EAST COTTON CENTER BLVD. #130 PHOENIX, ARIZONA 85040 PROJECT CONTACT: LORI KNUDSON PHONE: 602.395.1000 EMAIL: lknudsonverticaldesignstudios.com	DESIGN ETHIC, LLC 7201 E. CAMELBACK #250 SCOTTSDALE, ARIZONA 85251 PROJECT CONTACT: BRANDON PAUL PHONE: 480.225.7077 EMAIL: bpaul@designethic.net
civil engineering:	owner:
EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD #120 MESA, ARIZONA 85201 CONTACT: JOE PETRUCCI PHONE: 480.503.2250 EMAIL: joe.petrucci@epsgroupinc.com	VICTORIA LUND FOUNDATION 6632 N. 66TH PLACE PARADISE VALLEY, ARIZONA 85253

sheet index

SHEET	TITLE
L.01	COVER SHEET AND NOTES
L.02	OVERALL PLAN AND PLANTING LEGEND
L.03 - L.06	PLANTING PLAN

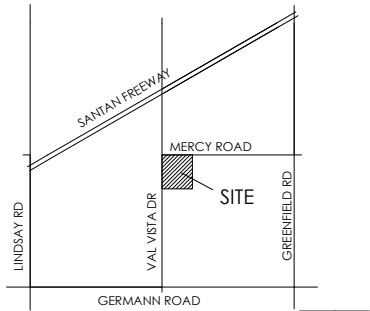
project data

NET SITE AREA (PHASE I):	236,201 SF (5.42 AC)
EXISTING ZONING:	GO - GENERAL OFFICE
PROPOSED ZONING:	GC - GENERAL COMMERCIAL (39%) BP - BUSINESS PARK (61%)

BUILDING AREA (FOOTPRINT ALL BLDGS):	21,130 SF
BUILDING AREA (ALL FLOORS ALL BLDGS):	46,880 SF
ON SITE LANDSCAPE AREA:	67,309 S.F.
OFF SITE LANDSCAPE AREA:	10,748 S.F.
% OF TURF:	0%
% OF TOTAL LANDSCAPE COVERAGE:	33.0%

tree requirements

MERCY ROAD FRONTAGE LINEAR FEET: 591	
REQUIRED:	1 TREE PER 25 L.F.
	50% OF TOTAL TREES @ 24" BOX.
	5 GALLON SHRUBS @ 3 PER TREE
PROVIDED:	1 TREE PER 25 L.F.
	50% OF TOTAL TREES @ 24" BOX.
	5 GALLON SHRUBS @ 3 PER TREE
VAL VISTA FRONTAGE LINEAR FEET: 654	
REQUIRED:	1 TREE PER 25 L.F.
	50% OF TOTAL TREES @ 24" BOX.
	5 GALLON SHRUBS @ 3 PER TREE
PROVIDED:	1 TREE PER 25 L.F.
	50% OF TOTAL TREES @ 24" BOX.
	5 GALLON SHRUBS @ 3 PER TREE
PRIVATE DRIVE FRONTAGE LINEAR FEET: 571	
REQUIRED:	1 TREE PER 25 L.F.
	50% OF TOTAL TREES @ 24" BOX.
	5 GALLON SHRUBS @ 3 PER TREE
PROVIDED:	1 TREE PER 25 L.F.
	50% OF TOTAL TREES @ 24" BOX.
	5 GALLON SHRUBS @ 3 PER TREE
EAST SIDE PERIMETER LINEAR FEET: 644	
EAST SIDE PERIMETER LANDSCAPE SET BACK: 10'-0"	
EAST SIDE PERIMETER SQUARE FEET: 6,440	
REQUIRED:	3 EVERGREEN TREES PER 1,000 S.F.
	5 5 GALLON SHRUBS PER 1,000 S.F.
PROVIDED:	3 EVERGREEN TREES PER 1,000 S.F.
	5 5 GALLON SHRUBS PER 1,000 S.F.



vicinity map



town of gilbert notes

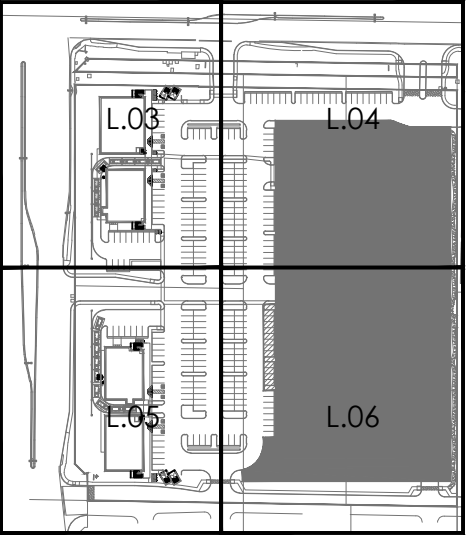
1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUND COVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

town of gilbert maintenance notes

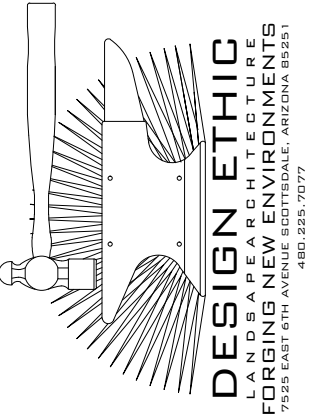
1. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

RWCD general notes

- a. NO TREES SHALL BE PLANTED CLOSER THAN 6 FEET FROM THE CENTERLINE OF THE RWCD PIPE.
- b. TREES SHALL BE KEPT 4' AWAY FROM THE OUTSIDE OF RWCD MANHOLES.
- c. NO LANDSCAPE SPRINKLERS OR WATER EMITTERS ARE PERMITTED WITHIN 15 FEET OF ANY RWCD DELIVERY STRUCTURE.
- d. THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE TO MAKE REPAIRS TO LANDSCAPING (INCLUDING TREES, GROUND OVER, GRASS, ETC) WHERE IT IS DAMAGED DURING REPAIRS TO RWCD PIPE OR OTHER FACILITIES.
- e. LANDSCAPE BOULDERS SHALL BE KEPT 15' AWAY FROM THE OUTSIDE OF RWCD MANHOLES, TURNOUT STRUCTURES, HEADWALLS, ETC.



key map



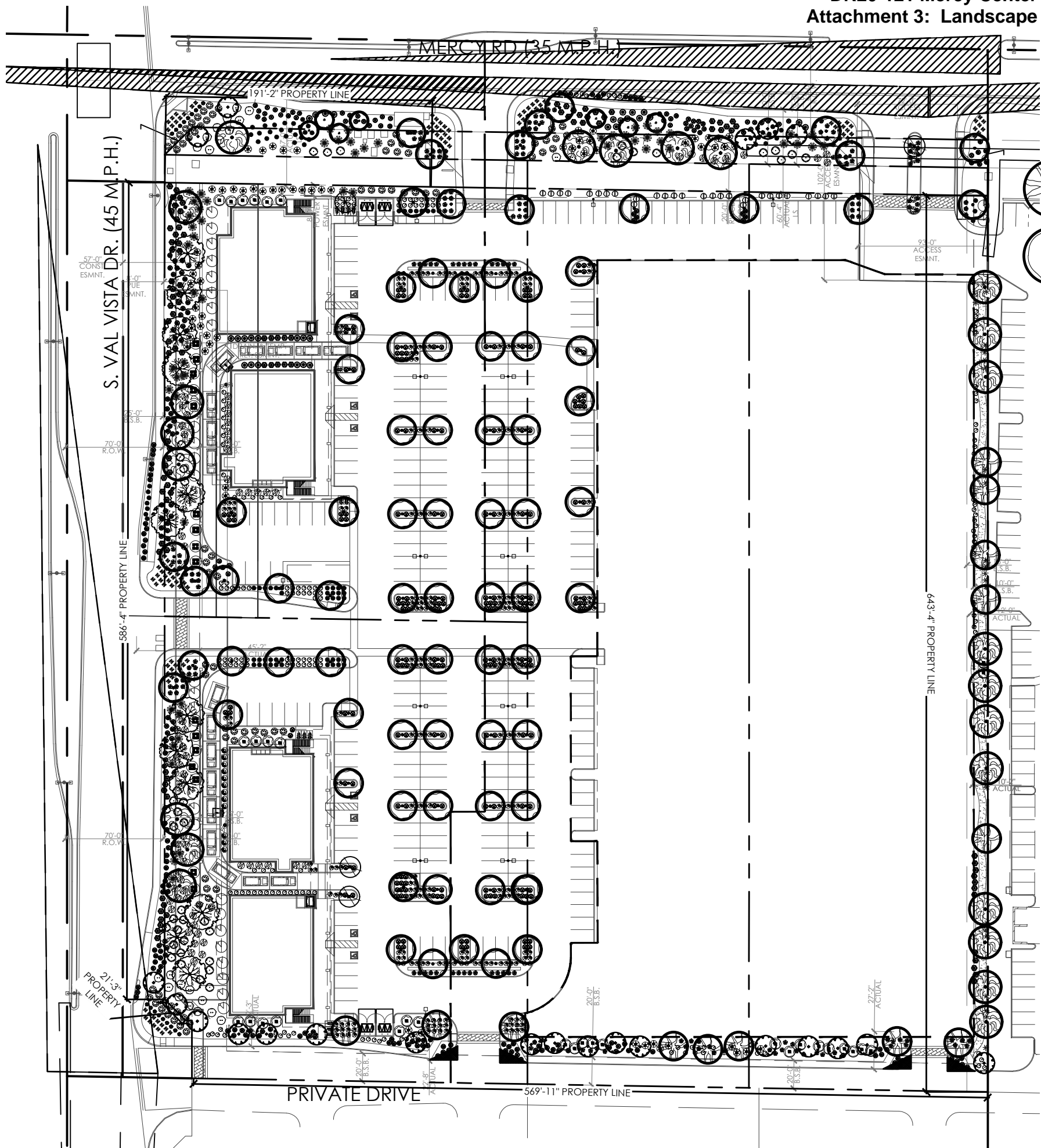
PROJECT: **MERCY MEDICAL CENTER**
SEC VAL VISTA DR & MERCY RD
GILBERT, AZ 85297

SHEET TITLE: **COVER SHEET & NOTES**

JOB NO:	20-058
DATE:	08.26.2020
DRAWN BY:	B. PAUL
SUBMITTED:	-
REVISED:	

SHEET
L.01 of L.06

Z20-07 Mercy Center PAD Amendment
DR20-121 Mercy Center
Attachment 3: Landscape

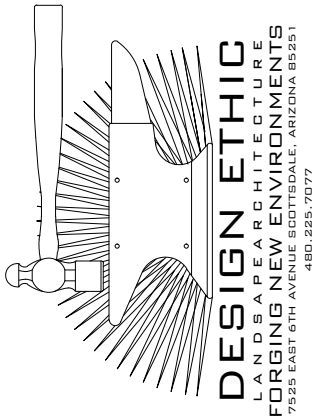


plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	22	H., W., CAL. STAKE IN PLACE
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	7	H., W., CAL. STAKE IN PLACE
	CHIOPSIS LINEARIS 'LUCREIA HAMILTON' DESERT WILLOW	(5 @ 1.0 GPH)	24" BOX	4	H., W., CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(6 @ 1.0 GPH)	24" BOX	13	H., W., CAL. STAKE IN PLACE
	OLEA EUROPAEA SWAN HILL OLIVE	(6 @ 1.0 GPH)	24" BOX	20	H., W., CAL. STAKE IN PLACE
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX	80	H., W., CAL. STAKE IN PLACE
	ULMUS PARVIFOLIA EVERGREEN ELM	(5 @ 1.0 GPH)	24" BOX	12	H., W., CAL. STAKE IN PLACE
shrubs					
	BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	70	PLANT AT 5' O.C.
	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	39	TRAIN TO WALL
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	23	PLANT AT 5' O.C.
	EREMOPHILA SP. VALENTINE	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 4' O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	33	PLANT AT 8' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	175	PLANT AT 4' O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	16	PLANT AT 8' O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	31	PLANT AT 7' O.C.
accents					
	AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL.	58	PLANT AT 6' O.C.
	AGAVE PARRYI NEOMEXICANA PARRY'S AGAVE	(1 @ 1.0 GPH)	5 GAL.	107	PLANT AT 3' O.C.
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	187	PLANT AT 3' O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	67	PLANT AT 5' O.C.
	DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE	(1 @ 1.0 GPH)	5 GAL.	80	PLANT AT 5' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	27	PLANT AT 4' O.C.
	HESPERALOE PARVIFLORA BRAKELIGHTS® RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	92	PLANT AT 3' O.C.
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS DWARF REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	269	PLANT AT 3' O.C.
groundcover					
	LANTANA 'ALBA' WHITE LANTANA	(1 @ 1.0 GPH)	1 GAL.	202	PLANT AT 4' O.C.
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	193	PLANT AT 4' O.C.
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	54	PLANT AT 4' O.C.
	ROSMARINUS OFFICINALIS IRENE ROSEMARY	(1 @ 1.0 GPH)	5 GAL.	101	PLANT AT 4' O.C.
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	1 GAL.	30	PLANT AT 6' O.C.
inerts					
	DECOMPOSED GRANITE EXPRESS BROWN		1/2 SCRN	78,057 S.F.	2" MINIMUM IN ALL PLANTERS

notes

1. FINAL LANDSCAPING APPROVAL PER LANDSCAPING EASEMENT MCR2013-0363373
2. ALL LANDSCAPE IMPROVEMENTS THAT WILL BE INSTALLED BY THE MASTER DEVELOPER MUST BE SHOWN ON THIS PLAN.
3. NO TREES IN WATER AND SEWER EASEMENTS.
4. NO PLANTS WITHIN 3' CLEAR ZONE OF FIRE HYDRANTS.
5. FUTURE PROPERTY OWNERS TO MAINTAIN ALL ON-SITE AND ROW LANDSCAPING ADJACENT TO PROPERTIES



0' 40' 80'
SCALE: 1" = 80'-0"

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PROJECT: MERCY MEDICAL CENTER
SEC VAL VISTA DR & MERCY RD
GILBERT, AZ 85297
SHEET TITLE: OVERALL PLANTING PLAN

PROJECT:

SHEET TITLE:

JOB NO: 20-058
DATE: 08.26.2020
DRAWN BY: B. PAUL
SUBMITTED: -
REVISED:

SHEET

L.02 of L.06

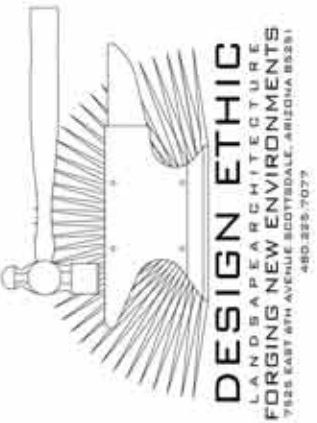


plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	22	H. W. CAL STAKE IN PLACE
	CAESALPINIA CACALACO SMOOTHIE THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	7	H. W. CAL STAKE IN PLACE
	CHILOPSIS LINEARIS "LUCRETTIA HAMILTON" DESERT WILLOW	(5 @ 1.0 GPH)	24" BOX	4	H. W. CAL STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(6 @ 1.0 GPH)	24" BOX	13	H. W. CAL STAKE IN PLACE
	OLEA EUROPAEA SWAN HILL OLIVE	(6 @ 1.0 GPH)	24" BOX	20	H. W. CAL STAKE IN PLACE
	PARKINSONIA X. "DESERT MUSEUM" DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX	80	H. W. CAL STAKE IN PLACE
	ULMUS PARVIFOLIA EVERGREEN ELM	(5 @ 1.0 GPH)	24" BOX	12	H. W. CAL STAKE IN PLACE
shrubs					
	BOUGAINVILLEA "ROSENKA" ROSENKA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL	70	PLANT AT 5' O.C.
	BOUGAINVILLEA "ROYAL PURPLE" ROYAL PURPLE BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL	39	TRAIN TO WALL
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL	23	PLANT AT 5' O.C.
	EREMOPHILA SP. VALENTINE	(1 @ 1.0 GPH)	5 GAL	12	PLANT AT 4' O.C.
	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD" GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL	33	PLANT AT 8' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL	175	PLANT AT 4' O.C.
	RUPELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL	28	PLANT AT 4' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL	16	PLANT AT 8' O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL	31	PLANT AT 7' O.C.
accents					
	AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL	58	PLANT AT 6' O.C.
	AGAVE PARRYI NEOMEXICANA PARRY'S AGAVE	(1 @ 1.0 GPH)	5 GAL	107	PLANT AT 3' O.C.
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL	187	PLANT AT 3' O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL	67	PLANT AT 5' O.C.
	DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE	(1 @ 1.0 GPH)	5 GAL	80	PLANT AT 5' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL	27	PLANT AT 4' O.C.
	HESPERALOE PARVIFLORA BRACKETLIGHTS® RED YUCCA	(1 @ 1.0 GPH)	5 GAL	92	PLANT AT 3' O.C.
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL	18	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS DWARF REGAL MIST	(1 @ 1.0 GPH)	5 GAL	269	PLANT AT 3' O.C.
groundcover					
	LANTANA "ALBA" WHITE LANTANA	(1 @ 1.0 GPH)	1 GAL	202	PLANT AT 4' O.C.
	LANTANA "NEW GOLD" NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL	193	PLANT AT 4' O.C.
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL	54	PLANT AT 4' O.C.
	ROSMARINUS OFFICINALIS IRENE ROSEMARY	(1 @ 1.0 GPH)	5 GAL	101	PLANT AT 4' O.C.
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	1 GAL	30	PLANT AT 6' O.C.
inerts					
	DECOMPOSED GRANITE EXPRESS BROWN		1/2 SCRN	78,057 S.F.	2" MINIMUM IN ALL PLANTERS

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0' 40' 80'
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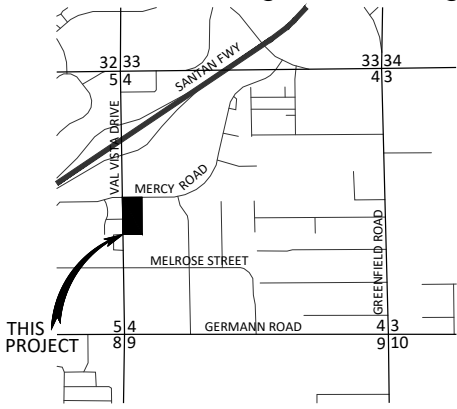
CALL TWO WORKING DAYS
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SHEET TITLE:
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SUBMITTED:
REVISED:

SHEET
L.02 of L.06



IN THE NW 1/4 OF THE SW 1/4 OF SECTION 4,
T. 2 S., R. 6 E., G.&S.R.M.,
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

LOCATION MAP



**CYPRESS
CIVIL**



4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

NO.	DATE	REVISION

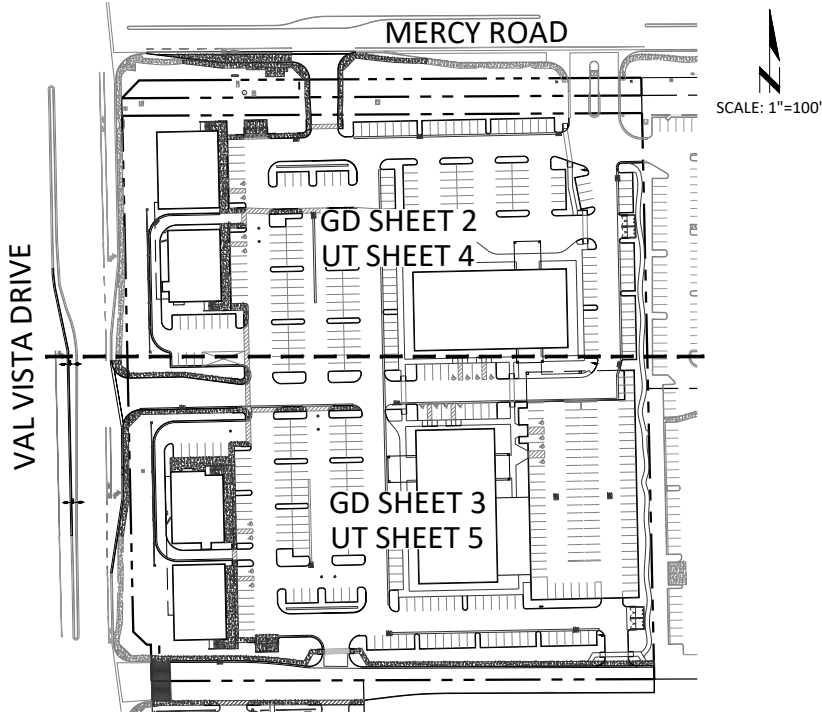
**PRELIMINARY IMPROVEMENT PLAN for
MERCY MEDICAL CENTER**
SEC VAL VISTA DRIVE & MERCY ROAD GILBERT, ARIZONA

cover

PRELIMINARY IMPROVEMENT PLAN for MERCY MEDICAL CENTER

SEC VAL VISTA DRIVE & MERCY ROAD GILBERT, ARIZONA
A PORTION SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND			
	PROJECT RIGHT-OF-WAY		EXISTING SEWER MANHOLE
	EXISTING RIGHT-OF-WAY		EXISTING WATER VALVE
	PROJECT/NEW PROPERTY LINE		EXISTING GAS VALVE
	EXISTING PROPERTY LINE		EXISTING TRANSFORMER
	ROADWAY CENTERLINE		EXISTING SIGN
	EXISTING EASEMENT		EXISTING STREET LIGHT
	NEW EASEMENT		EXISTING ELECTRIC MANHOLE
	EXISTING CONTOUR		EXISTING ELECTRICAL EQUIPMENT
	NEW CONTOUR		EXISTING COMMUNICATION PEDESTAL
	EXISTING CONCRETE		EXISTING GAS MANHOLE
	NEW CONCRETE		EXISTING TELEPHONE PEDESTAL
	NEW WALL		EXISTING LIGHT PULL BOX
	EXISTING CURB		EXISTING TRAFFIC CONTROL BOX
	NEW CURB		NEW SEWER MANHOLE
	NEW PAINT STRIPE		NEW SEWER CLEANOUT
	EXISTING STORM DRAIN PIPE		NEW WATER VALVE
	EXISTING UNDERGROUND ELECTRIC		NEW WATER METER
	EXISTING COMMUNICATION LINE		NEW BACKFLOW PREVENTER
	EXISTING FIBER OPTIC LINE		NEW FIRE HYDRANT
	EXISTING IRRIGATION LINE		NEW FIRE BACKFLOW PREVENTER
	EXISTING SEWER LINE		NEW DRYWELL
	EXISTING WATER LINE		SURVEY MONUMENT AS NOTED
	EXISTING GAS LINE		SPOT ELEV. (EXIST. GRADE)
	NEW STORM DRAIN PIPE		SPOT ELEV. (NEW GRADE)
	NEW SEWER LINE		PAVEMENT (ASPHALT)
	NEW WATER LINE		CONCRETE
	NEW FIRE SERVICE		GUTTER
			TOP OF CURB
			FINISHED GRADE
			LOW POINT
			HIGH POINT
			GRADE BREAK
			FINISHED FLOOR ELEVATION
			PUBLIC UTILITY EASEMENT



PROJECT OVERVIEW

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF FOUR NEW MULTI-STORY MIXED-USE BUILDINGS WITH ALL REQUIRED GRADING & DRAINAGE, PARKING, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
SEC VAL VISTA DRIVE & MERCY ROAD
GILBERT, ARIZONA 85297

APN: 304-53-124A
304-53-365
304-53-137B
304-53-137C
304-53-138B
304-53-138C
304-53-220B

ZONING: GO

SITE AREA: 390,539 SF (8.97 AC)
DISTURBED: 390,539 SF (8.97 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST LONE CACTUS DRIVE, SUITE 111
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF VAL VISTA DRIVE, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4, USING A BEARING OF NORTH 01°13'19" WEST, AS PER THE REPLAT OF "AMENDED FINAL PLAT OF MERCY POINT MEDICAL CENTER A CONDOMINIUM" IN BOOK 1353 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION POINT 20526-1, BEING A 3" TOWN OF GILBERT BRASS CAP IN HANDHOLE 0.4' DOWN, MARKING THE NORTHEAST CORNER OF SECTION 9, HAVING AN ELEVATION OF 1294.233 FEET, (NAVD88).

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION POINT 20526-1, BEING A 3" TOWN OF GILBERT BRASS CAP IN HANDHOLE 0.4' DOWN, MARKING THE NORTHEAST CORNER OF SECTION 9, HAVING AN ELEVATION OF 1294.233 FEET, (NAVD88).

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WESTERLY 159.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 20 FEET CONVEYED TO ROOSEVELT WATER CONSERVATION DISTRICT IN DEED BOOK 303, PAGE 152.

PARCEL NO. 2:
THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 20.00 FEET CONVEYED TO ROOSEVELT WATER CONSERVATION DISTRICT IN DEED BOOK 303, PAGE 152;
EXCEPT THE WEST 40.00 FEET; AND
EXCEPT THAT PORTION OF THE PARCEL OF LAND DESCRIBED IN RECORDING NO. 93-0389991, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 5/8 INCH REBAR, WHICH IS THE WEST QUARTER CORNER OF SAID SECTION 4, FROM WHICH A MARICOPA COUNTY BRASS CAP IN A HAND HOLE, WHICH IS THE SOUTHWEST CORNER OF SAID SECTION 4, BEARS SOUTH 01°13'16" EAST, A DISTANCE OF 2,650.16 FEET;
THENCE SOUTH 01°13'16" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF THE NORTH 20.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89°41'15" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.01 FEET TO THE EAST LINE OF THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°41'15" EAST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE WEST 70.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 01°13'16" EAST, ALONG SAID EAST LINE OF THE WEST 70.00 FEET, A DISTANCE OF 311.31 FEET;
THENCE SOUTH 89°43'21" WEST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 01°13'16" WEST, ALONG SAID EAST LINE OF THE WEST 40.00 FEET, A DISTANCE OF 311.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WESTERLY 159.00 FEET THEREOF; AND
EXCEPT THE NORTH 20 FEET CONVEYED TO ROOSEVELT WATER CONSERVATION DISTRICT IN DEED BOOK 303, PAGE 152.

LEGAL DESCRIPTION, CONT'D

PARCEL NO. 4:
THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 40.00 FEET; AND
EXCEPT THAT PORTION OF THE PARCEL OF LAND DESCRIBED IN DOCKET 16061, PAGE 559, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A MARICOPA COUNTY BRASS CAP IN A HANDHOLE, WHICH IS THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHICH A 5/8 INCH REBAR, WHICH IS THE WEST QUARTER CORNER OF SAID SECTION 4, BEARS NORTH 01°13'16" WEST, A DISTANCE OF 2,650.16 FEET;
THENCE NORTH 01°13'16" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,987.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE NORTH 89°45'28" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.01 FEET TO THE EAST LINE OF THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING;
THENCE NORTH 01°13'16" WEST, ALONG SAID EAST LINE, A DISTANCE OF 331.29 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE NORTH 89°43'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF THE WEST 70.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 01°13'16" EAST, ALONG SAID EAST LINE OF THE WEST 70.00 FEET, A DISTANCE OF 275.12 FEET;
THENCE SOUTH 46°13'16" SOUTH, A DISTANCE OF 21.21 FEET;
THENCE NORTH 88°46'44" EAST, A DISTANCE OF 4.58 FEET TO THE EAST LINE OF THE WEST 89.58 FEET OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 01°13'16" EAST, ALONG SAID EAST LINE OF THE WEST 89.58 FEET, A DISTANCE OF 41.53 FEET;
THENCE SOUTH 89°45'28" WEST, A DISTANCE OF 49.59 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:
40.00 FEET OF SAID SOUTHWEST QUARTER;
PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:
A PORTION OF TRACT A OF THE FINAL PLAT OF GILBERT MEDICAL CAMPUS, ACCORDING TO BOOK 787 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 4, FROM WHICH A BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 4 BEARS SOUTH 01°06'58" EAST, A DISTANCE OF 2650.13 FEET;
THENCE NORTH 89°47'21" EAST, A DISTANCE OF 660.67 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°47'21" EAST, A DISTANCE OF 436.57 FEET TO A POINT ON THE WEST RIGHT OF WAY OF ROME STREET;
THENCE NORTH 09°56'34" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 9.73 FEET;
THENCE NORTH 53°35'51" WEST, A DISTANCE OF 28.94 FEET TO A POINT OF THE SOUTH RIGHT OF WAY OF MERCY ROAD;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1065.00 FEET AND A CENTRAL ANGLE OF 77°35'46" ALONG SAID RIGHT OF WAY, A DISTANCE OF 120.88 FEET;
THENCE NORTH 89°47'21" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 291.08 FEET;
THENCE SOUTH 00°12'39" EAST, A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING.

PROJECT RETENTION

REQUIRED RETENTION VOLUME (100-YR, 2-HR):
VOLUME [CF] = C x (P [IN] / 12) x AREA [SF]

TANK GROUP 1 (NORTHWEST):
REQUIRED VOLUME: V= 0.92 x (2.20/12) x 54,290= 9,157 CF
PROVIDED VOLUME: 9,424 CF

TANK GROUP 2 (SOUTHWEST):
REQUIRED VOLUME (ONSITE): V= 0.85 x (2.20/12) x 128,029= 19,952 CF
REQUIRED VOLUME (OFFSITE): 6,497 CF (PER OFFSITE DRAINAGE REPORT)
REQUIRED VOLUME (TOTAL): 19,952 + 6,497 = 26,449 CF
PROVIDED VOLUME: 26,670 CF

TANK GROUP 3 (SOUTHEAST):
REQUIRED VOLUME: V= 0.88 x (2.20/12) x 85,779 = 13,839 CF
PROVIDED VOLUME: 14,137 CF

TANK GROUP 4 (NORTHEAST):
REQUIRED VOLUME: V= 0.89 x (2.20/12) x 113,556 = 18,259 CF
PROVIDED VOLUME: 18,849 CF

TEMPORARY BASIN (APN: 304-53-341):
REQUIRED VOLUME: V= 0.95 x (2.20/12) x 5,377 = 937 CF
PROVIDED VOLUME: 1,530 CF

TEMPORARY BASIN (APN: 304-53-556):
REQUIRED VOLUME: V= 0.95 x (2.20/12) x 6,464 = 1,126 CF
PROVIDED VOLUME: 13,110 CF (PER SEPARATE PLAN)

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2742M, DATED NOVEMBER 4, 2015 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OWNER/DEVELOPER

DIVERSIFIED PARTNERS, LLC
7500 EAST McDONALD DRIVE, SUITE 100A
SCOTTSDALE, ARIZONA 85250
PH: 480-947-8800
ATTN: SCOTT HINTZE

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 602-395-1000
ATTN: JEFF HUNT, PE

ARCHITECT

VERTICAL DESIGN STUDIOS
4650 EAST COTTON CENTER BOULEVARD
SUITE 100
PHOENIX, ARIZONA 85040
PH: 602-395-1000
ATTN: JUSTIN GREGONIS

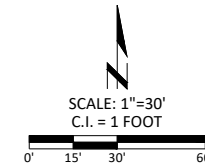
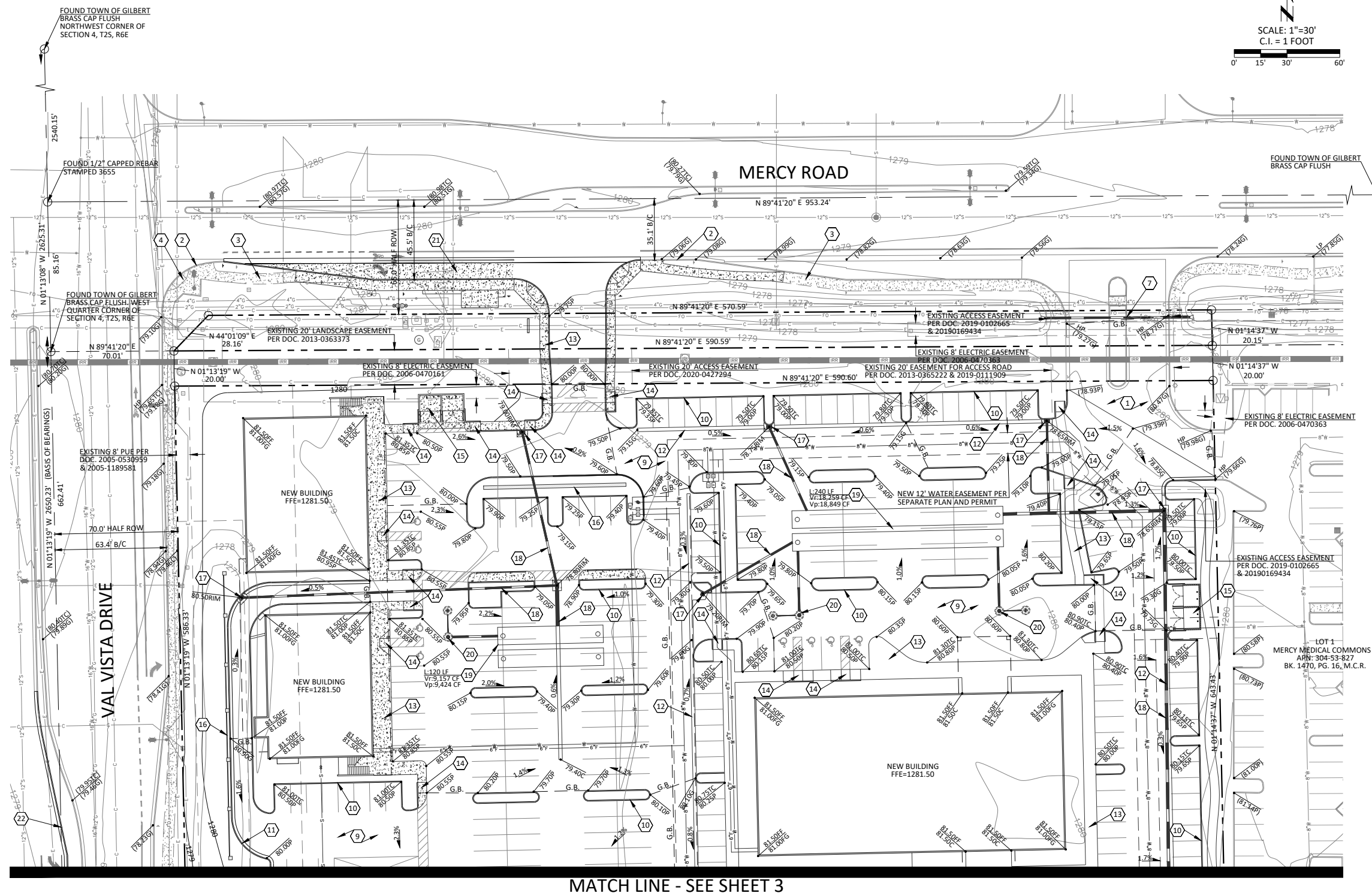
UTILITIES

WATER: TOWN OF GILBERT
SEWER: TOWN OF GILBERT
ELECTRIC: SRP
GAS: SOUTHWEST GAS
TELEPHONE: CENTURYLINK
CABLE: COX COMMUNICATIONS

SHEET INDEX

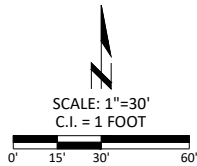
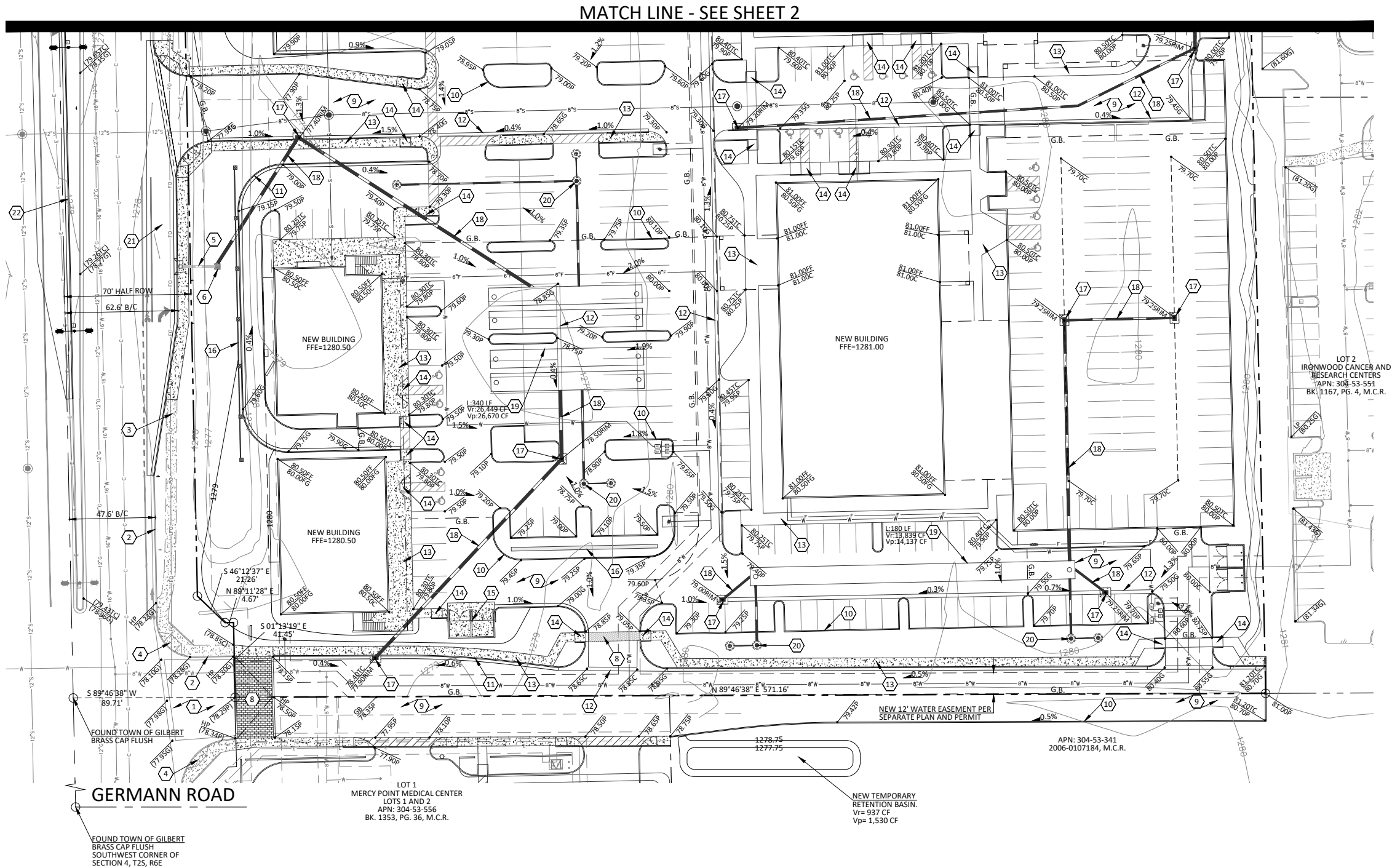
- COVER SHEET
- GRADING AND DRAINAGE PLAN
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN
- ONSITE UTILITY PLAN

DRAWN:	PT
DESIGNED:	DS
CHECKED:	JH
DATE:	09-04-2020
JOB NO:	20.114
SHEET NUMBER	



PRELIMINARY IMPROVEMENT PLAN for
MERCY MEDICAL CENTER
SEC VAL VISTA DRIVE & MERCY ROAD GILBERT, ARIZONA
grading and drainage plan





KEYNOTES

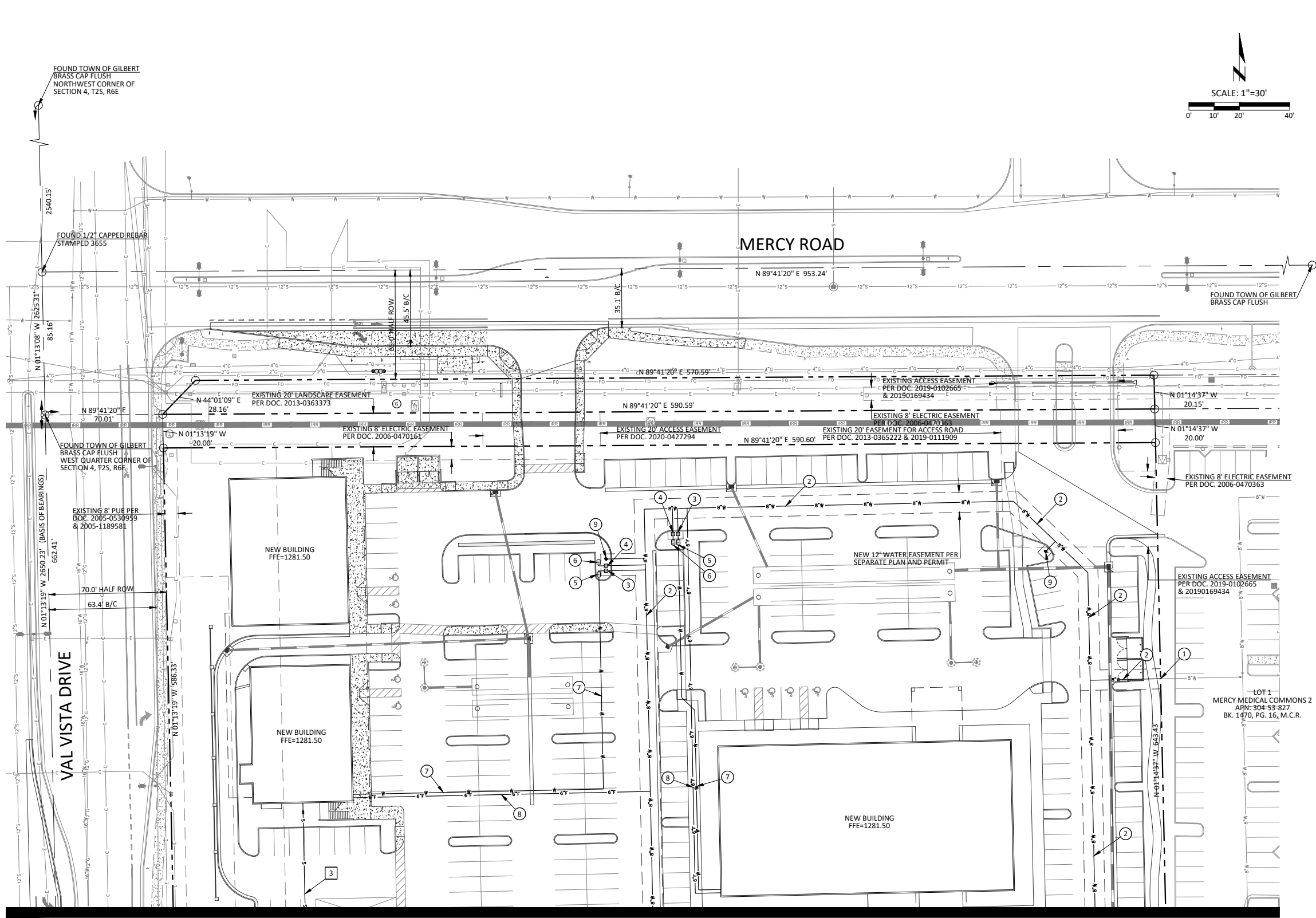
- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING ACCESSIBLE RAMP TO REMAIN.
- 5 EXISTING STORM DRAIN PIPE TO REMAIN.
- 6 EXISTING STORM DRAIN CATCH BASIN.
- 7 NEW EQUALIZER PIPE.
- 8 NEW DECORATIVE PAVEMENT.
- 9 NEW ASPHALT PAVEMENT.
- 10 NEW CONCRETE VERTICAL CURB.
- 11 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 12 NEW VALLEY GUTTER.
- 13 NEW CONCRETE SIDEWALK.
- 14 NEW ACCESSIBLE ACCESS RAMP.
- 15 NEW TRASH ENCLOSURE.
- 16 NEW MASONRY SCREEN WALL.
- 17 NEW STORM DRAIN INLET.
- 18 NEW STORM DRAIN PIPE.
- 19 NEW 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION CHAMBER. LENGTH AND VOLUME INDICATED ON PLAN.
- 20 NEW DUAL-CHAMBER DRYWELL.
- 21 NEW RIGHT TURN LANE.
- 22 EXTEND EXISTING LEFT TURN LANE.

PRELIMINARY IMPROVEMENT PLAN for
MERCY MEDICAL CENTER
SEC VAL VISTA DRIVE & MERCY ROAD GILBERT, ARIZONA
grading and drainage plan



DRAWN: PT
DESIGNED: DS
CHECKED: JH
DATE: 09-04-2020
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SHEET NUMBER





WATER KEYNOTES

- 1 CONNECT TO EXISTING 8" WATER LINE.
- 2 NEW 8" DIP PUBLIC WATER LINE.
- 3 NEW 2" DOMESTIC SERVICE AND METER.
- 4 NEW 1" IRRIGATION SERVICE AND METER.
- 5 NEW DOMESTIC BACKFLOW PREVENTER.
- 6 NEW IRRIGATION BACKFLOW PREVENTER.
- 7 NEW PRIVATE DOMESTIC WATER LINE.
- 8 NEW PRIVATE PRIVATE FIRE LINE.
- 9 NEW FIRE HYDRANT.

SEWER KEYNOTES

- 1 CONNECT TO EXISTING 12" PVC SEWER MAIN.
- 2 NEW 8" PRIVATE SEWER MAIN.
- 3 NEW PRIVATE SEWER LINE.
- 4 NEW SANITARY SEWER MANHOLE.

CYPRESS
CIVIL

4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
MERCY MEDICAL CENTER
SEC VAL VISTA DRIVE & MERCY ROAD GILBERT, ARIZONA

onsite utility plan

REGISTERED PROFESSIONAL ENGINEER
53640
JEFFREY P. HUNT
P.E.
ARIZONA, U.S.A.

DRAWN: PT

DESIGNED: DS

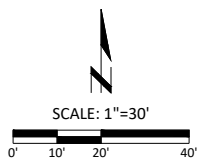
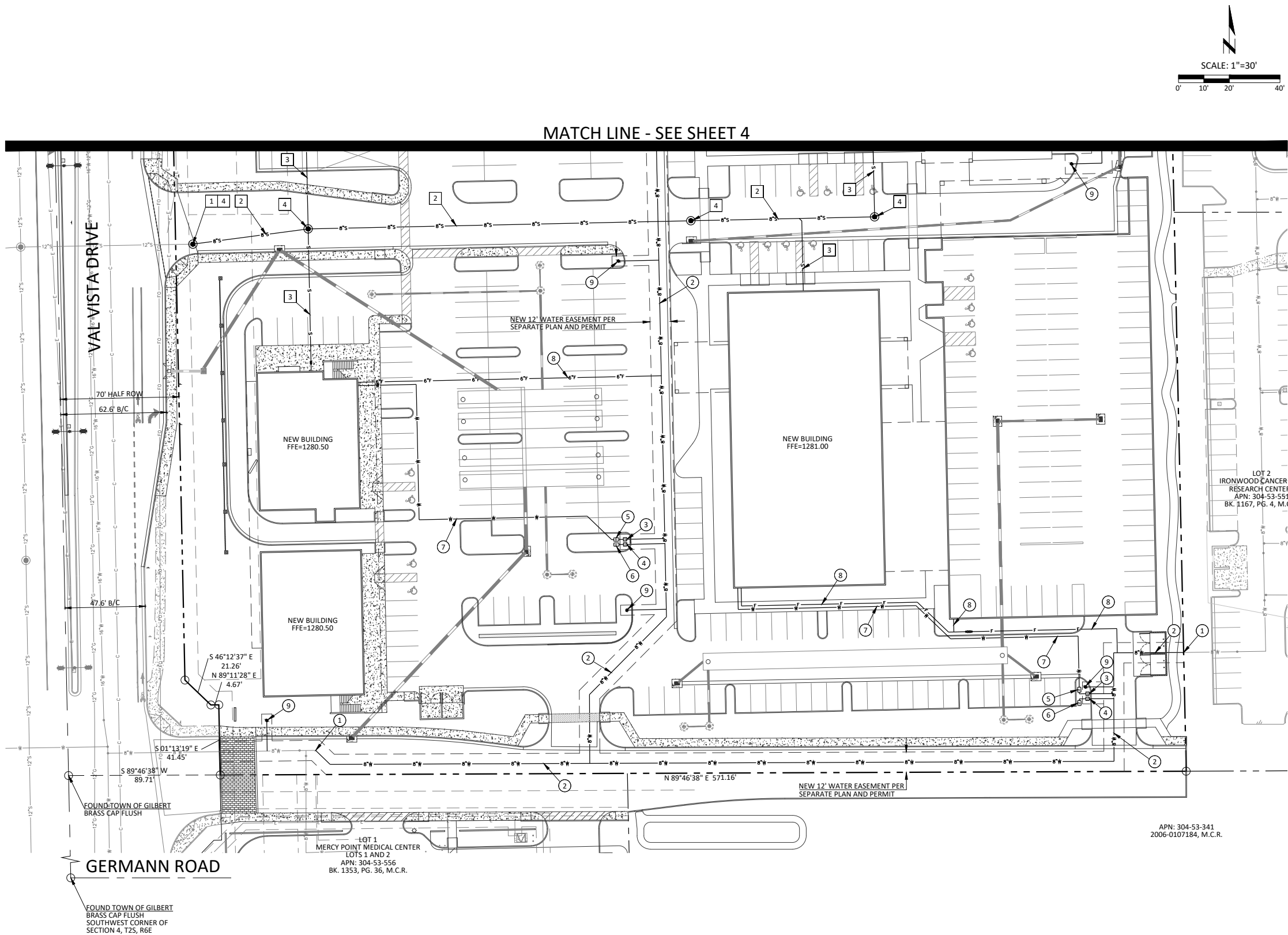
CHECKED: JH

DATE: 09-04-2020

JOB NO: 20.114

SHEET NUMBER





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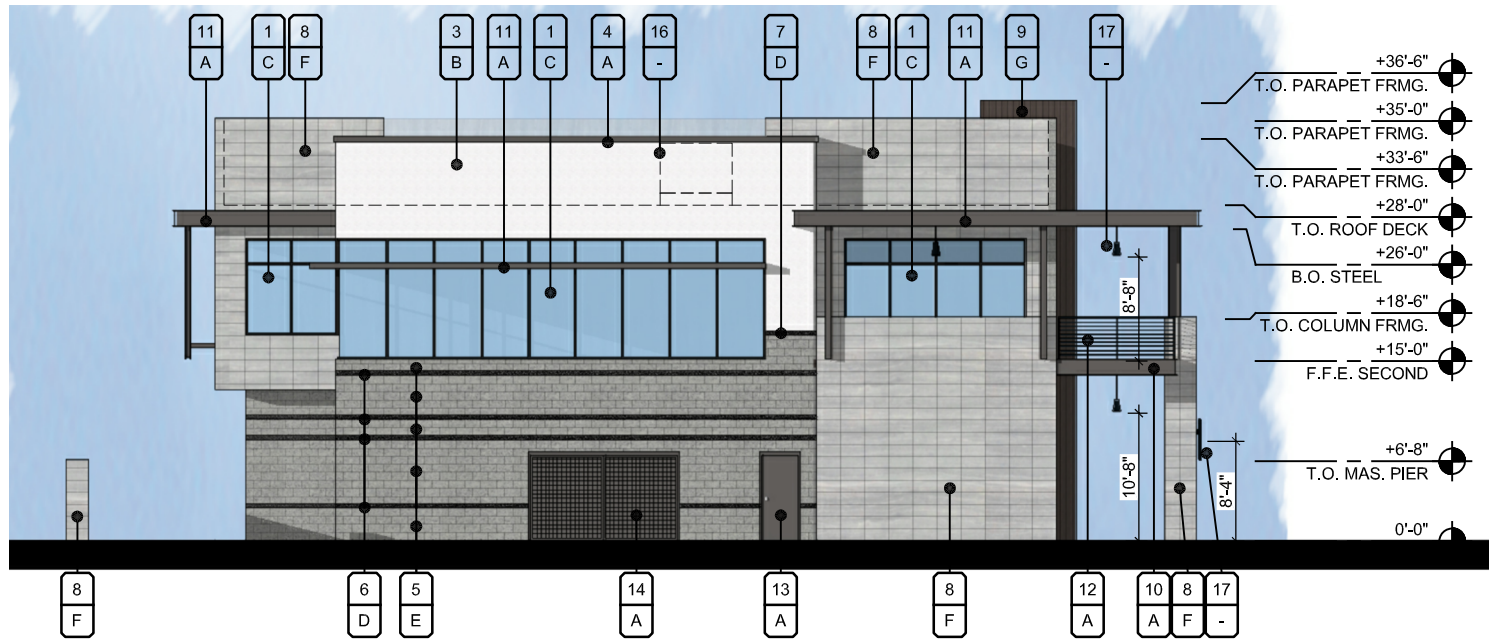
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SHOPS A - WEST ELEVATION
SCALE: 1/16" = 1'-0"



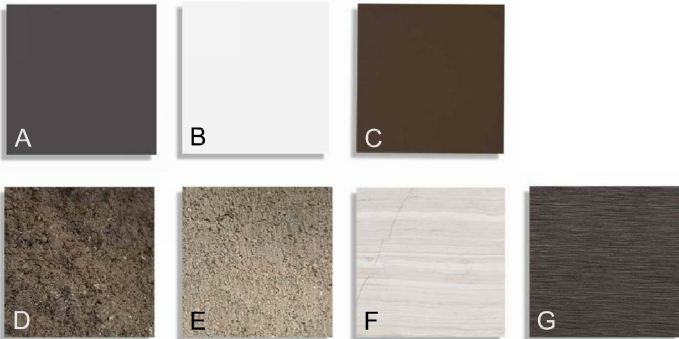
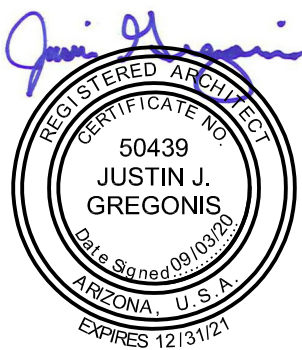
SHOPS A - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL / COLOR SCHEDULE

MATERIAL	FINISH / COLOR
1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED GLAZING	by Dunn Edwards (or Equal):
2. ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME WITH 1" INSULATED GLAZING	A. DE6385 'BLACK BEAN'
3. STUCCO SYSTEM - PAINTED	B. DEW394 'CASCADING WHITE'
4. STUCCO SYSTEM ACCENT BAND - PAINTED	by Oldcastle Building Envelope (or Equal):
5. 8"x8"x16" CMU - INTEGRAL COLOR	C. 'BRONZE 740' - DARK RANGE (ANODIZED)
6. 8"x4"x16" CMU - INTEGRAL COLOR - ACCENT BAND	by Echelon Masonry (Oldcastle Superlite) (or Equal):
7. 8"x4"x16" CMU - INTEGRAL COLOR - CAP BAND	D. SPLIT FACE 'OPAL'
8. STONE TILE	E. PRECISION 'PEBBLE BEACH - NW GRAY'
9. COMPOSITE WOOD CLADDING	by Arizona Tile (or Equal):
10. STEEL FRAMING - PAINTED	F. LIMESTONE TILE - HONED FINISH - 16" x 24" 'SILVER BEIGE VEIN CUT'
11. STEEL AWNING - PAINTED	by Geolam Inc. (or Equal):
12. TUBE STEEL GUARDRAIL - PAINTED	G. VERTIGO CLADDING BOARD 'EBONY'
13. HOLLOW METAL DOOR AND FRAME - PAINTED	
14. FENCE PANEL - TUBE STEEL FRAME WITH 4"x4" METAL MESH - PAINTED	
15. METAL PAN STAIR SYSTEM - PAINTED	
16. ROOFTOP MECHANICAL UNIT (BEYOND PARAPET)	
17. LIGHT FIXTURE	
18. PROPOSED TENANT SIGNAGE	

GENERAL NOTES

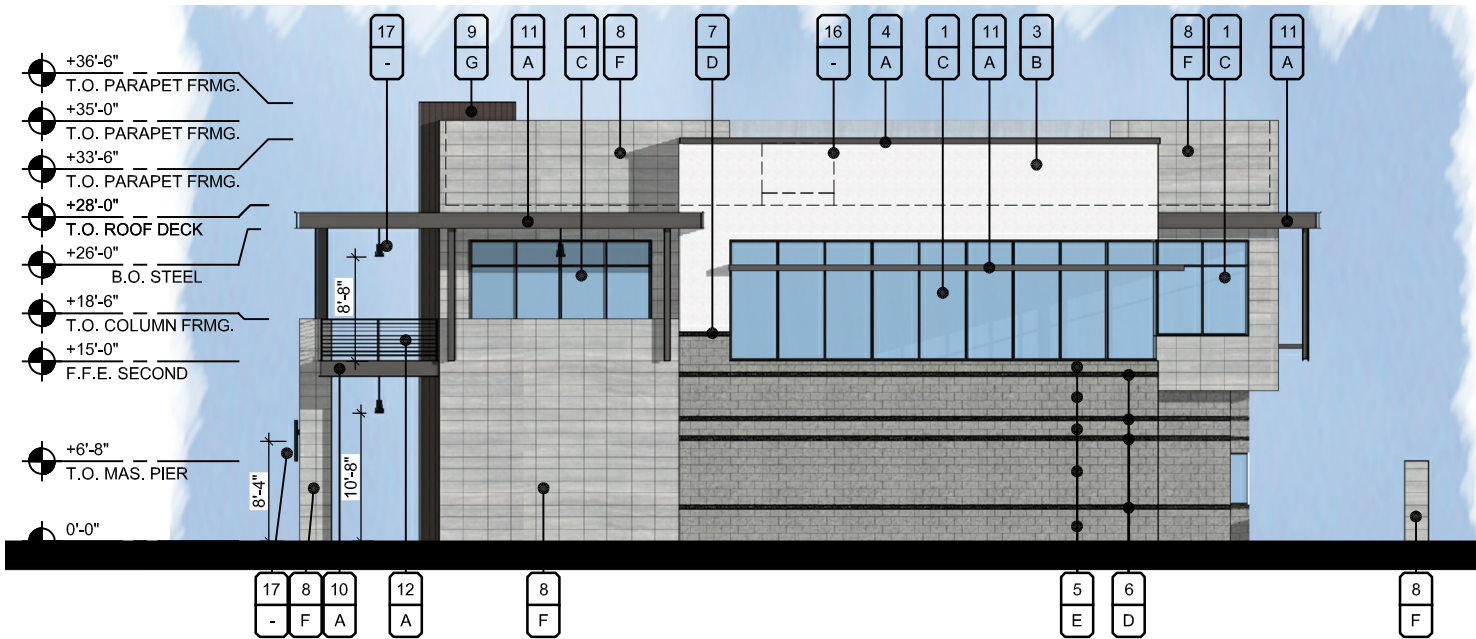
1. ROOF DRAINS WILL BE INTERNAL AND WILL DRAIN TO WALL NOZZLES AT WEST SIDE OF BUILDINGS.
2. TENANT SIGNAGE IS SHOWN FOR REFERENCE ONLY. TENANT SIGNAGE SHALL BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.





SHOPS A - EAST ELEVATION

SCALE: 1/16" = 1'-0"



SHOPS A - NORTH ELEVATION

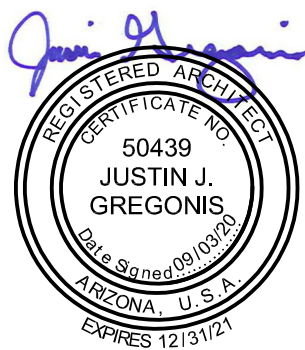
SCALE: 1/16" = 1'-0"

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1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED GLAZING	by Dunn Edwards (or Equal):
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14. FENCE PANEL - TUBE STEEL FRAME WITH 4"x4" METAL MESH - PAINTED	
15. METAL PAN STAIR SYSTEM - PAINTED	
16. ROOFTOP MECHANICAL UNIT (BEYOND PARAPET)	
17. LIGHT FIXTURE	
18. PROPOSED TENANT SIGNAGE	

GENERAL NOTES

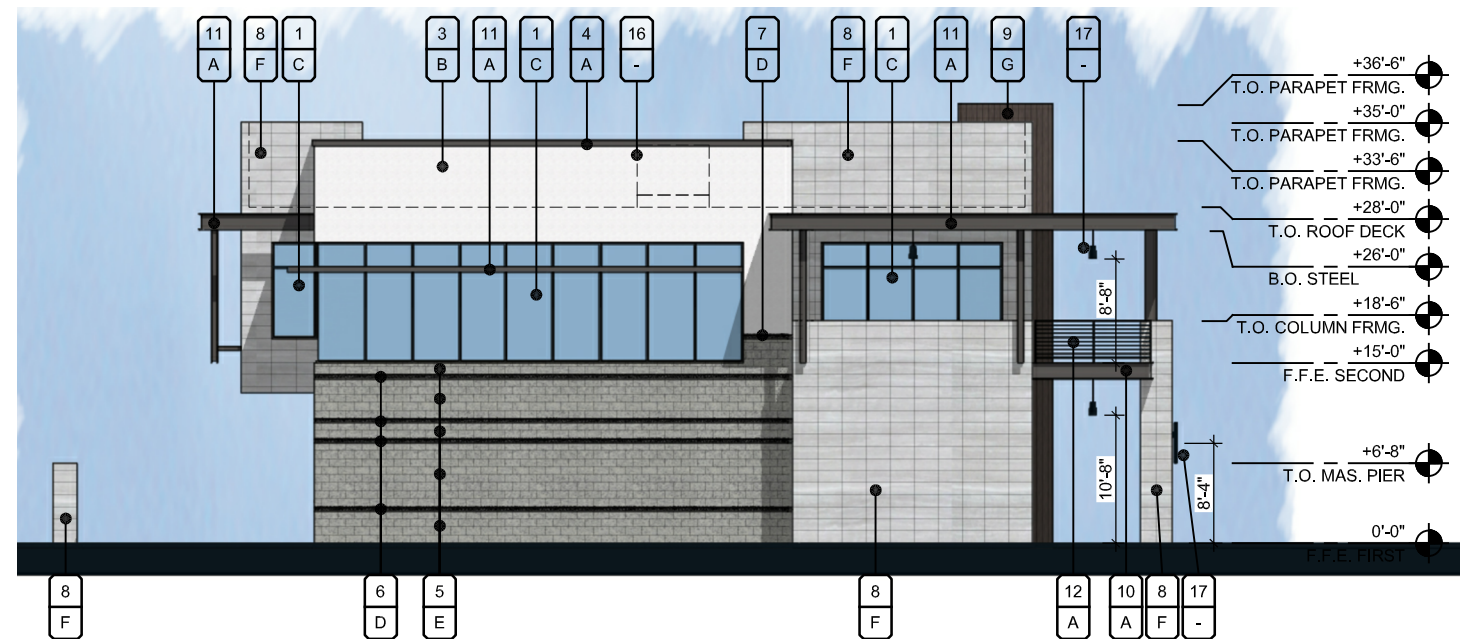
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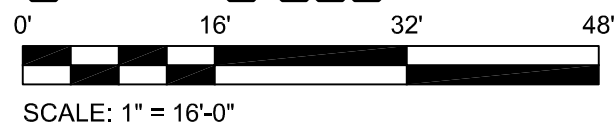
SHOPS B - WEST ELEVATION

SCALE: 1/16" = 1'-0"



SHOPS B - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

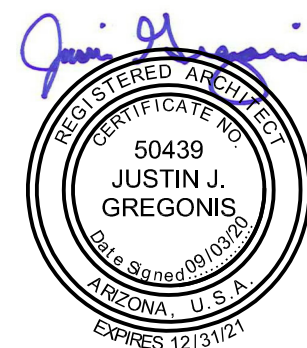


MATERIAL / COLOR SCHEDULE

MATERIAL	FINISH / COLOR
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GENERAL NOTES

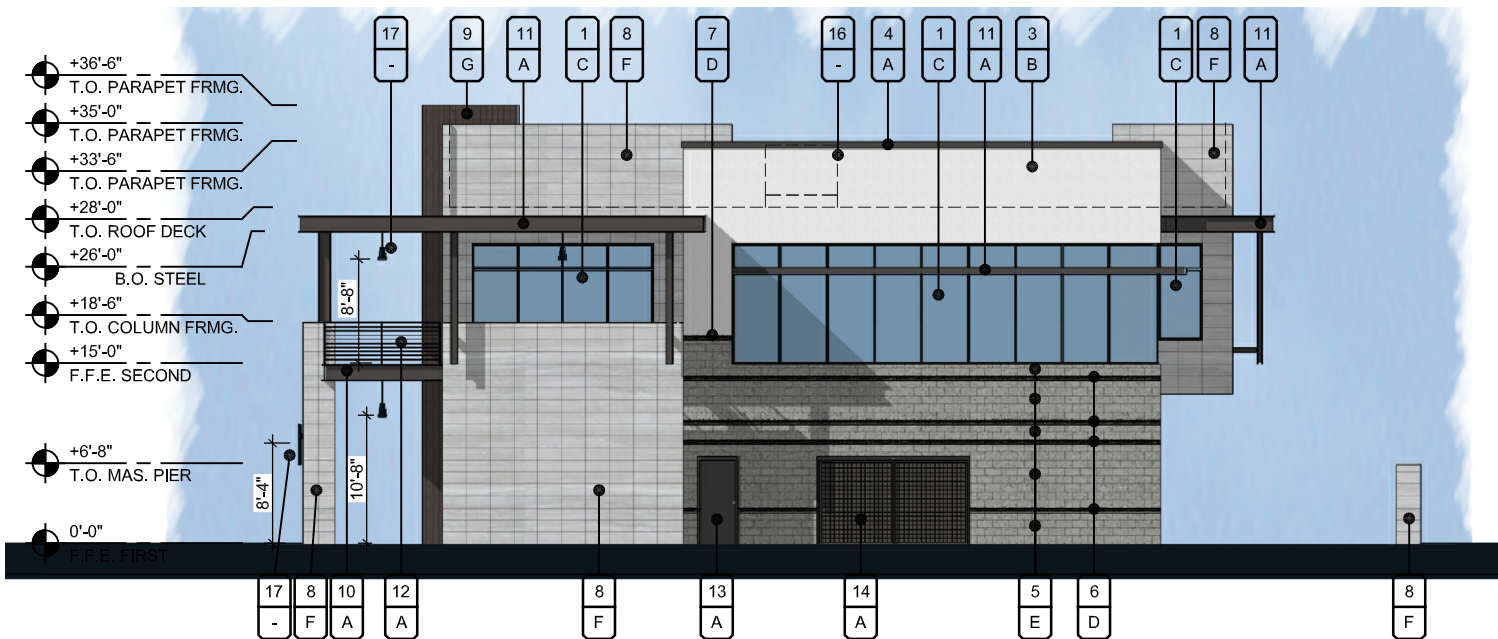
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SHOPS B - EAST ELEVATION

SCALE: 1/16" = 1'-0"



SHOPS B - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

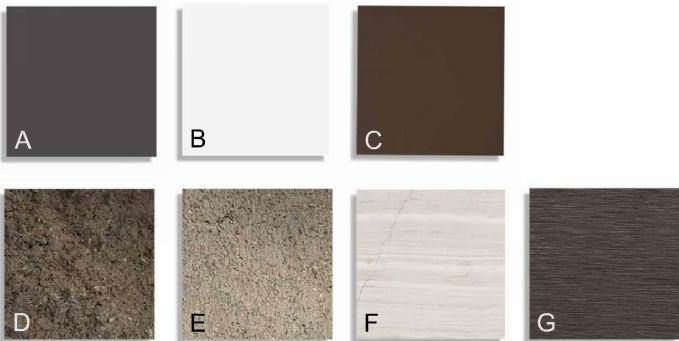
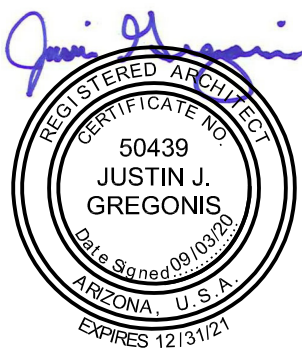


MATERIAL / COLOR SCHEDULE

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9. COMPOSITE WOOD CLADDING	by Arizona Tile (or Equal):
10. STEEL FRAMING - PAINTED	F. LIMESTONE TILE - HONED FINISH - 16" x 24"
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12. TUBE STEEL GUARDRAIL - PAINTED	by Geolam Inc. (or Equal):
13. HOLLOW METAL DOOR AND FRAME - PAINTED	G. VERTIGO CLADDING BOARD
14. FENCE PANEL - TUBE STEEL FRAME WITH 4"x4" METAL MESH - PAINTED	'EBONY'
15. METAL PAN STAIR SYSTEM - PAINTED	
16. ROOFTOP MECHANICAL UNIT (BEYOND PARAPET)	
17. LIGHT FIXTURE	
18. PROPOSED TENANT SIGNAGE	

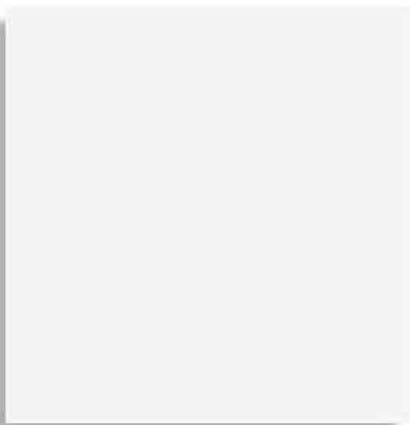
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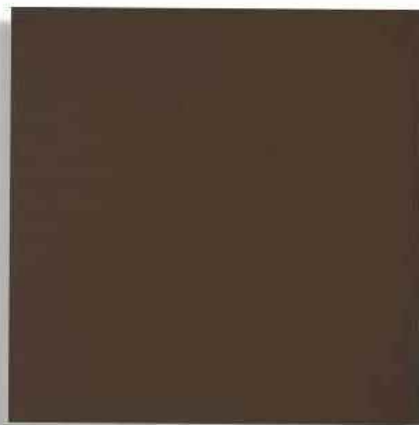




A. PAINT
DUNN EDWARDS
DE6385 'BLACK BEAN'



B. PAINT
DUNN EDWARDS
DEW394 'CASCADING WHITE'



C. STOREFRONT SYSTEM
OLDCASTLE BUILDING ENVELOPE
'BRONZE 740' - DARK RANGE
(ANODIZED)



H. GLAZING
VITRO ARCHITECTURAL GLASS
SOLARBAN 70 LOW-E
1/4" CLEAR + 1/2" AIR + 1/4" CLEAR



D. MASONRY
ECHELON MASONRY
(OLDCASTLE SUPERLITE)
SPLIT FACE 'OPAL'



E. MASONRY
ECHELON MASONRY
(OLDCASTLE SUPERLITE)
PRECISION 'PEBBLE BEACH - NW GRAY'



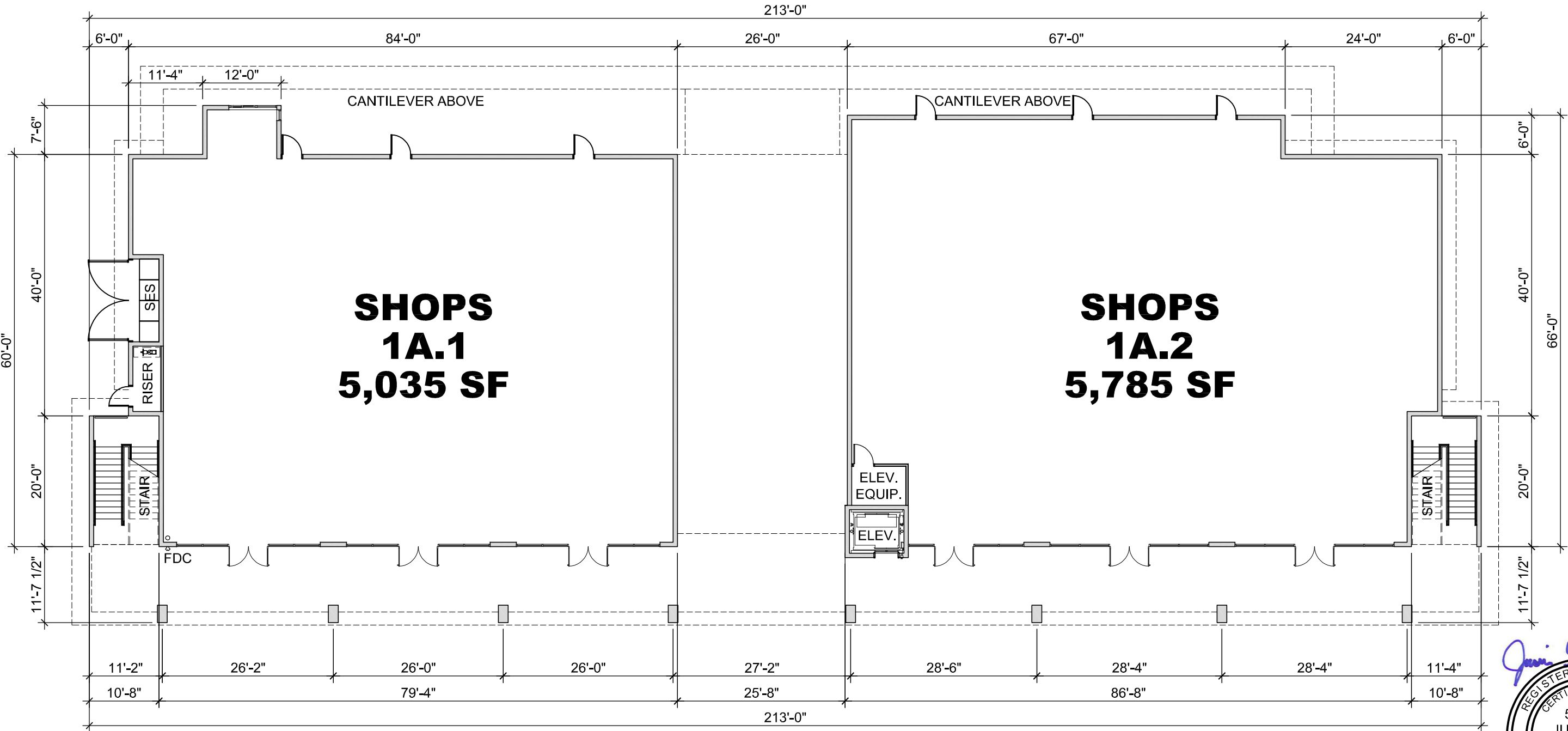
F. STONE TILE
ARIZONA TILE
LIMESTONE - HONED FINISH
'SILVER BEIGE VEIN CUT'



G. COMPOSITE WOOD CLADDING
GEOLAM INC.
VERTIGO CLADDING BOARD
'EBONY'

COLOR AND MATERIAL BOARD
SCALE: NO SCALE





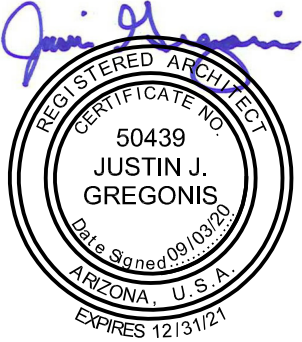
SHOPS A - FLOOR PLAN - FIRST

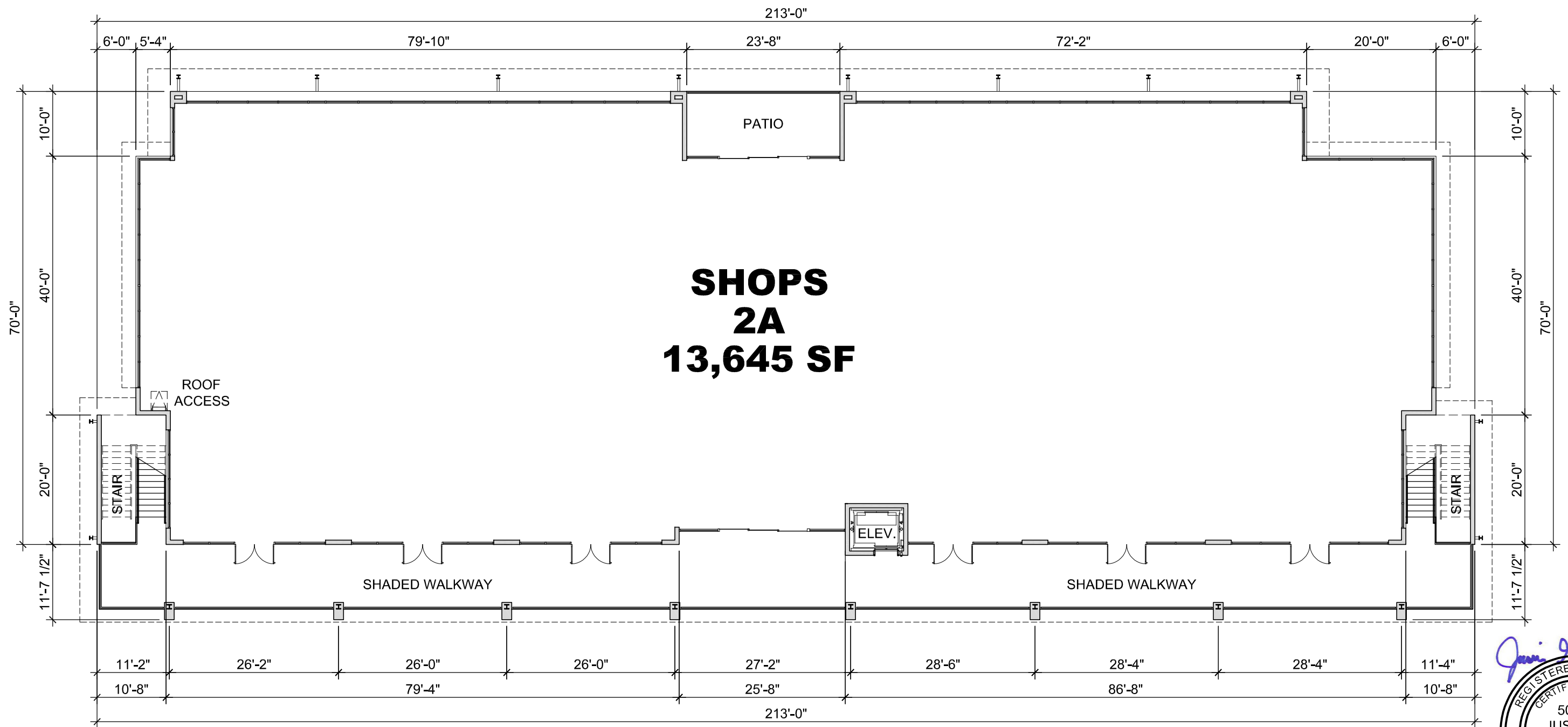
SCALE: 1/16" = 1'-0"

TOTAL GSF = 24,465



SCALE: 1" = 16'-0"





**SHOPS
2A
13,645 SF**

SHOPS A - FLOOR PLAN - FIRST

SCALE: 1/16" = 1'-0"

TOTAL GSF = 24,465

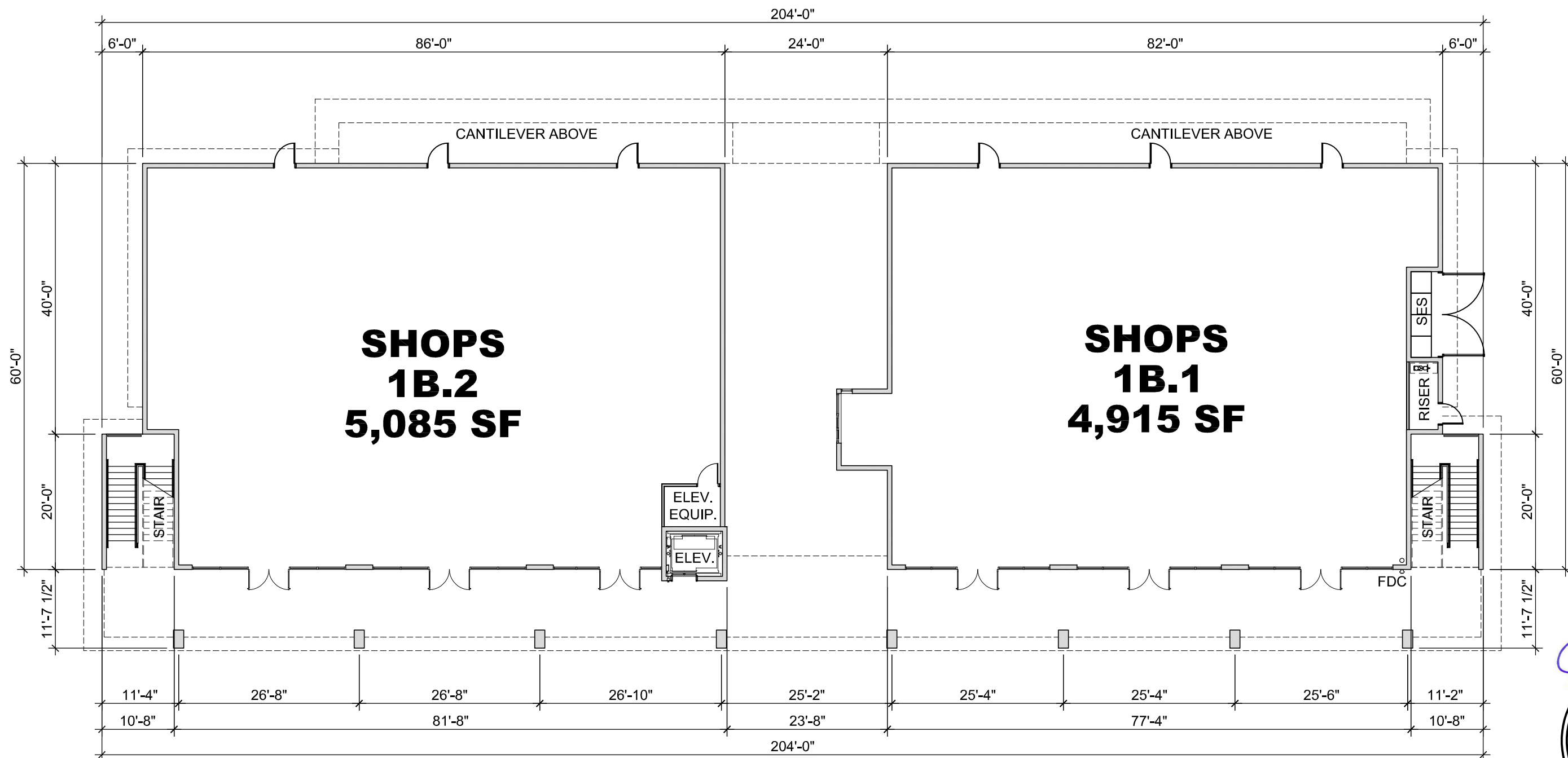


0' 16' 32' 48'



SCALE: 1" = 16'-0"





SHOPS B - FLOOR PLAN - FIRST

SCALE: 1/16" = 1'-0"

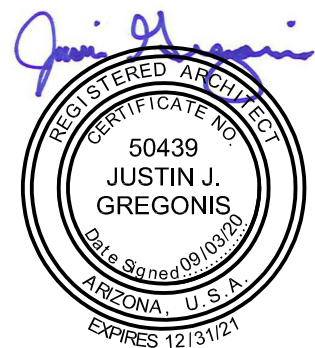
TOTAL GSF = 22,105

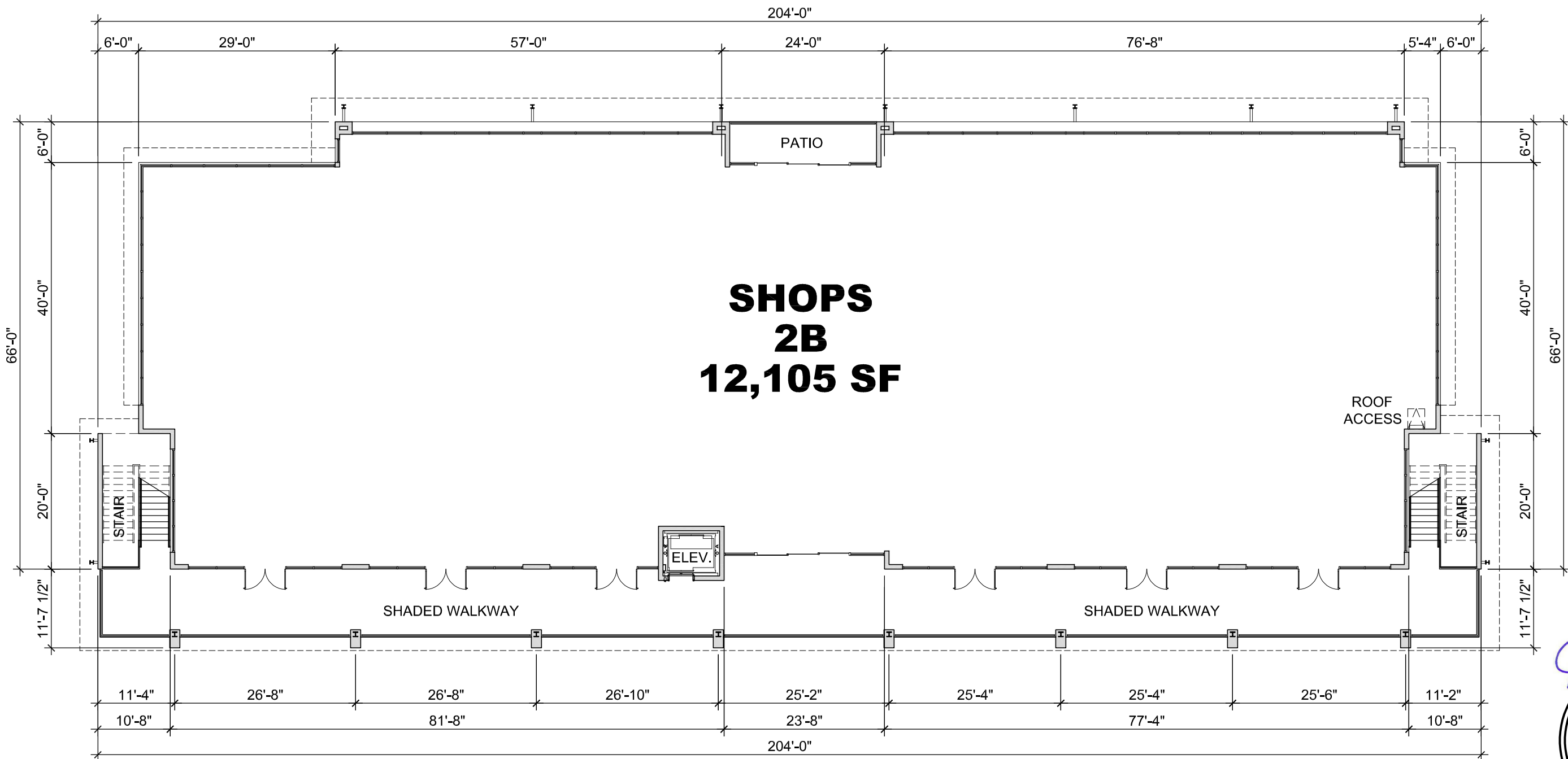


0' 16' 32' 48'

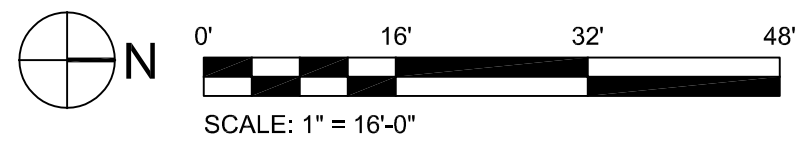


SCALE: 1" = 16'-0"





SHOPS B - FLOOR PLAN - SECOND
SCALE: 1/16" = 1'-0"
TOTAL GSF = 22,105



MERCY MEDICAL CENTER
SEC S. VAL VISTA DR AND MERCY RD
GILBERT, AZ 85297
09/03/2020
PROJECT NO. 20038



September 3, 2020

Town of Gilbert
Development Services, Planning Division
50 E. Civic Center Drive
Gilbert, AZ 85296

Re: Design Review (Equal to or Greater than 5 Acres)
Mercy Medical Center
SEC S. Mercy Rd & S. Val Vista Dr

Planning Staff,

Attached you will find our Development Review submittal for Phase I of a proposed +/- 8.97 acre development at the SEC of S. Mercy Rd & S. Val Vista Dr in Gilbert, Arizona.

The proposed Mercy Medical Center development will be constructed in two phases per the approved PAD Development Plan. Phase I is 5.42 acres and includes: Shops A a 2-story, 25,120 sf building with drive-thru; Shops B a 2-story, 22,515 sf building with drive-thru; associated on- and off-site development with parking and pedestrian circulation.

The project complies with the existing GC and BP Zoning and General Plan PAD Overlay Development Standards approved for this development. The zoning at the west portion of the site for Shops A & B is GC - General Commercial. The approved Development Standards include: 45' maximum building height in GC zone; building setbacks of 0' at Mercy Road, 20' at southern boundary and 15' at eastern boundary; landscape setbacks of 0' at Mercy Road, 0' at southern boundary and 10' at eastern boundary. The proposed uses within Shops A & B include Business Services, Restaurant – Full Service, Restaurant – Limited Service, Offices – General and Retail – General, which are all permitted uses.

Proposed building parapet elevations are 33'-6" and 35'-0" with an area around elevator shafts raised to 36'-6". Proposed exterior materials for both Shops A and Shops B are complimentary to adjacent existing developments and include integral color masonry, stone tile, composite wood cladding, anodized aluminum storefront and painted stucco with painted steel awnings, decorative steel accents and guardrails. Light fixtures mounted under awnings, under building cantilevers and on exterior walls will provide lighting at both buildings.

Vehicular circulation paths on site can be accessed from two entry drives off S. Mercy Rd at north, one entry drive off S. Val Vista Dr at west and from two entry drives on the private



road at south. Aerial fire apparatus access roads are provided throughout the site and provide access to all buildings and to proposed fire department connections. Parking stalls are sized per Town of Gilbert Land Development Code standards. The quantity of provided vehicular parking stalls exceeds the minimum required quantity. Bicycle parking is also provided in size and quantity as required in the referenced standards.

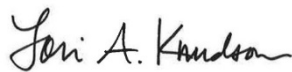
Pedestrian circulation is provided throughout the proposed site plan and provides connection to all buildings as well as access to S. Mercy Rd at north, S. Val Vista Dr at west and the private road at south. An additional multi-use path has been added at the east side of site, which runs the full length of the site and connects to the existing development to the east. Crosswalks at main site entries are distinguished by a change to paving material and color. Portions of pedestrian access are shaded by trees.

The Standard Commercial Site Plan Notes can be found in Exhibit 5a Preliminary Site Plan.

Environmental impact is addressed by shade awnings over all windows to mitigate solar heat gain at the interiors of both buildings.

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,



Lori A. Knudson
Project Architect